



**Main Street, Rugby, Warwickshire**  
**£260,000**





# Main Street, Rugby, Warwickshire

Crowhurst Gale are pleased to present this well presented three bedroom semi detached property situated in the popular village location of Newbold Upon Avon. There is a range of amenities available within the village to include a parade of shops and stores, village church, hot food take away outlets and excellent local schooling for all ages. The property briefly comprises entrance hallway, lounge/dining room, kitchen, three bedrooms and bathroom room. The property further benefits from having a low maintenance rear garden, a good sized single garage and driveway providing off road parking.

## Frontage

Small garden with drive providing off road parking.

## Entrance Hall

Enter via double glazed front door. Stairs rising to the first floor. Understairs cupboard. Door into:

## Kitchen 8'9" x 7'3" (2.69 x 2.22 )

Obscure double glazed door to side aspect. Double glazed window to the rear aspect. Fitted kitchen with spaces for appliances.

## Lounge/Dining dining area 9'7" x 15'3" lounge 15'0" x 11'0" (dining area 2.93 x 4.67 lounge 4.58 x 3.37)

Double glazed window the front aspect. Double glazed window overlooking the rear garden. Door to:





### First Floor Landing

Double glazed window the side aspect. Access to loft space. Doors to:

### Bedroom One 10'10" x 10'2" (3.32 x 3.12 )

Double glazed window to the front aspect.

### Bedroom Two 10'8" x 10'10" (3.26 x 3.31 )

Double glazed window to the rear aspect.

### Bedroom Three 6'8" x 7'0" (2.04 x 2.14 )

Double glazed window to the front aspect.

### Bathroom

Obscure double glazed window to the rear aspect. comprising: panelled bath with fitted shower. Wash hand basin and low level w.c.

### Rear Garden

Patio with steps up to a lawned area and well stocked borders.

### Single Garage 15'10" x 8'0" (4.83 x 2.44)

### Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

### Mortgage Services

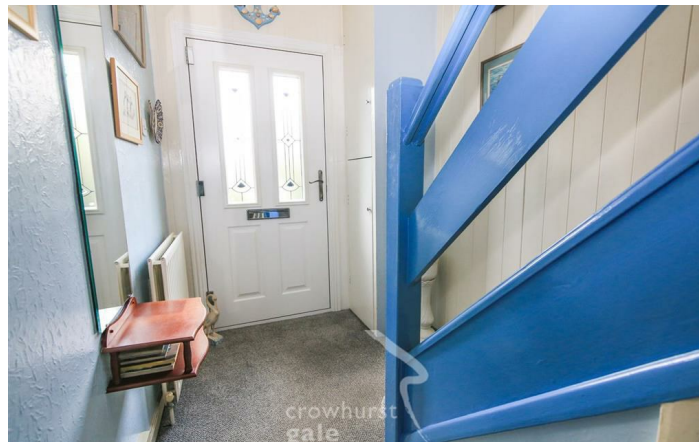
Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

### Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

### Local Authority

Rugby Borough Council



**Tax Band**  
Tax Band:C

**Tenure**  
Freehold

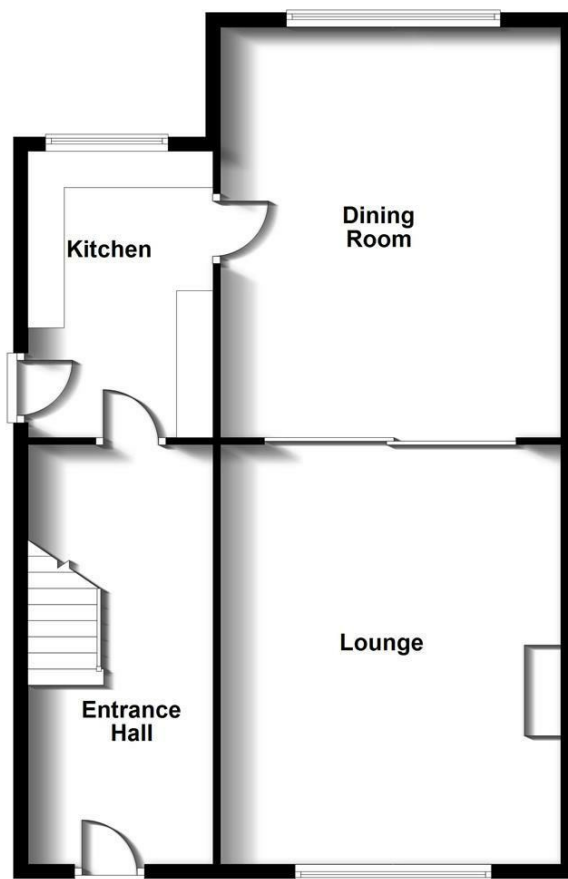
**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266

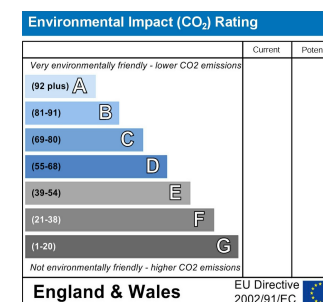
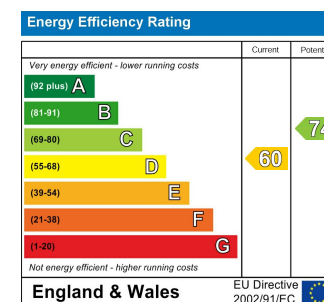
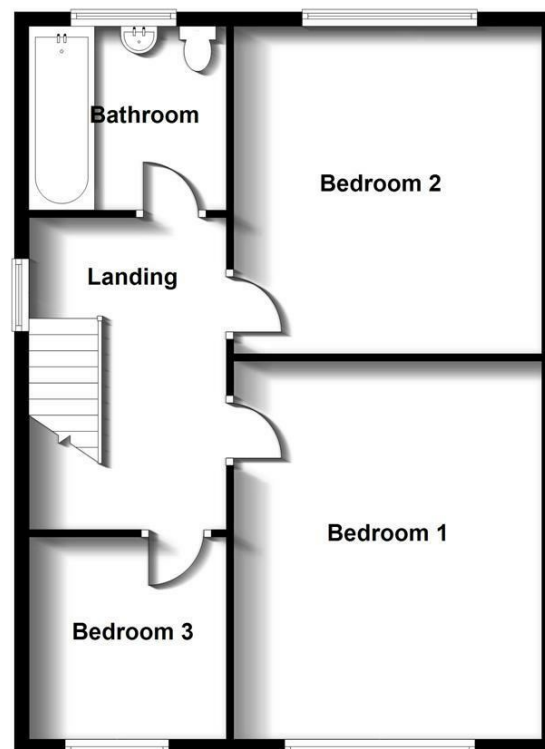




Ground Floor



First Floor



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