



**Thorn Close, Rugby, Warwickshire**  
**Offers over £200,000**





# Thorn Close, Rugby, Warwickshire

Crowhurst Gale Estate Agents are pleased to present to market this modern and well kept semi detached bungalow located close to local amenities and road links. In brief the property comprises: entrance, lounge/diner, kitchen, shower room, two bedrooms. The property further benefits from Upvc double glazing, electric central heating, low maintenance rear garden, garage and off road parking.

## Frontage

Blocked paved drive providing off road parking. Access to the rear garden. Access to garage via electric door. Outside tap. Steps and hand rail leading to entrance.

## Entrance Hall

Enter via double glazed front door with further window the side. Doors to storage cupboard. Doors to:

## Kitchen 10'0" x 6'10" (3.05m x 2.10m )

Upvc double glazed window to the side aspect. Double glazed door to the side. A range of base level cupboards and draws with work top surfaces above, inset circular stainless steel sink and drainer with mixer spray down tap over. Fitted four ring hob with extractor over. Fitted oven. Space and plumbing for washing machine. Space for fridge/freezer. Door to pantry cupboard. Ceiling spotlights.





**Lounge/Diner 18'8" x 10'9" (5.71m x 3.30m )**

Upvc double glazed window to the front aspect. Radiator. T.V & Telephone point. Radiator.

**Inner Hallway**

Cupboard housing hot water tank with hanging space. Access to loft space. Doors to:

**Bedroom One 13'7" x 8'10" (4.16m x 2.71m )**

Upvc double glazed window to the rear aspect. T.V aerial point. Radiator.

**Bedroom Two 9'10" x 8'10" (3.01m x 2.70m)**

Upvc double glazed door onto rear garden with further window to the side.

**Shower Room 7'11" x 5'4" (2.43m x 1.65m )**

Upvc obscure double glazed window to the side aspect. A fully tiled suite comprising: double walk in shower. Low level w.c. Vanity unit with inset wash hand basin. Heated towel rail. Extractor fan, ceiling spotlights, tiled flooring.

**Rear Garden**

An enclosed and private rear garden with paved patio area. Steps leading to decorative blue slate chippings. Various shrubs and plants. Patio area with space for garden shed. Further patio area with wooden canopy over.

**Garage 18'11" x 8'9" (5.78m x 2.68m )**

Electric door to the front. Upvc double glazed sliding doors onto rear garden. Power and light connected.

**Market Appraisal**

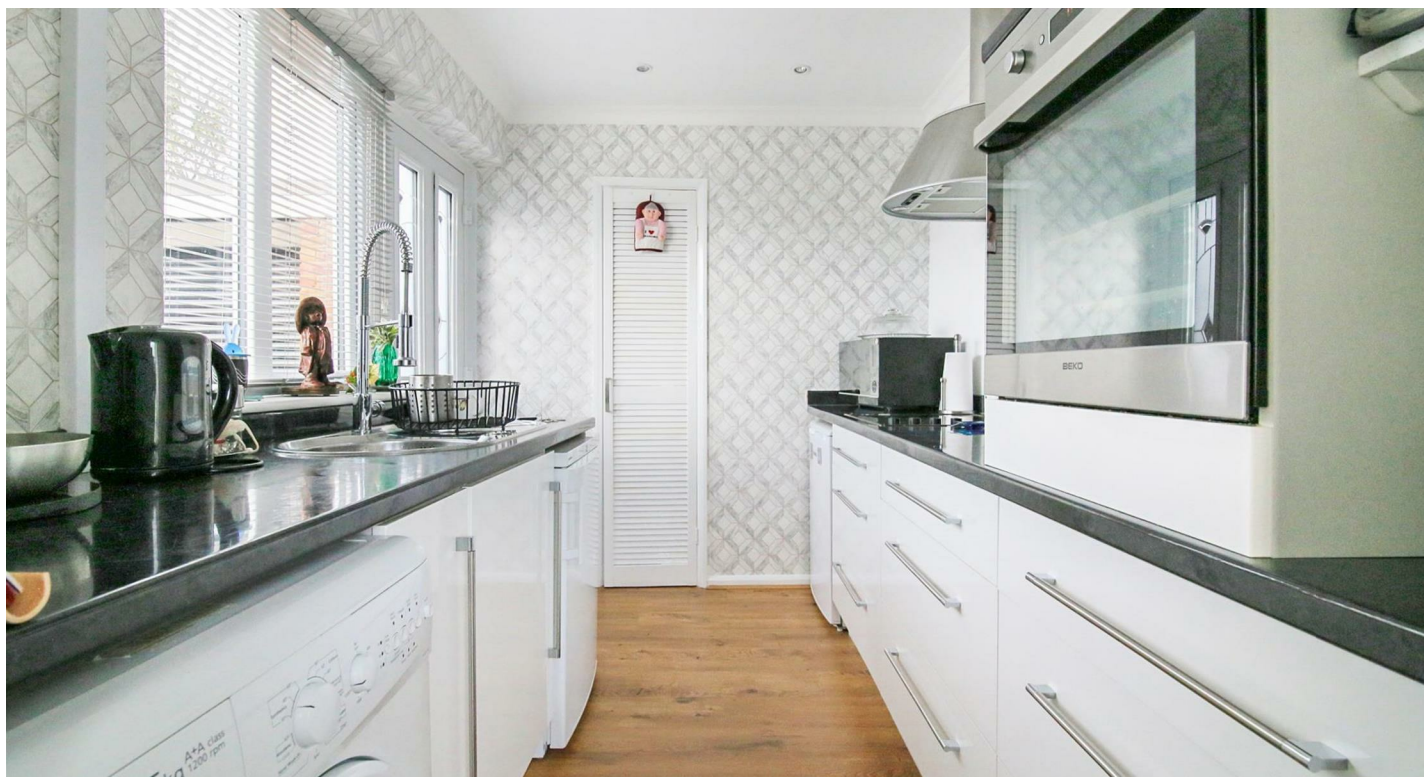
If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

**Mortgage Services**

Crowhurst Gale Mortgage and Financial Services Ltd can offer 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**

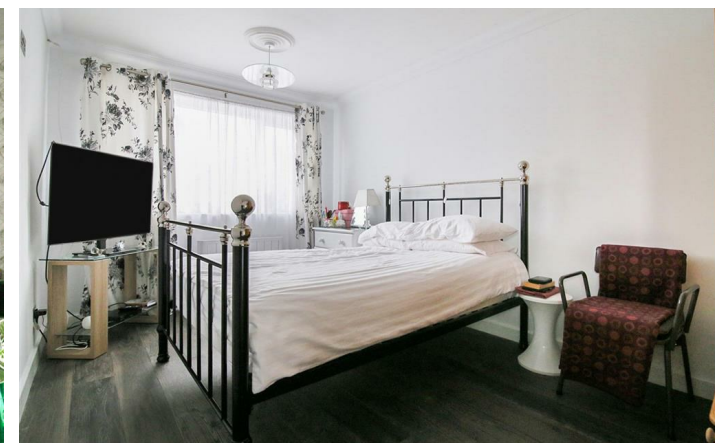
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.



**Local Authority**  
Rugby Borough Council

**Tax Band**  
Tax Band: C

**Tenure**  
Freehold



**Directions For Sat Nav**  
Directions For Sat Nav: CV21 1JN

**Viewing**  
By appointment only through Crowhurst Gale Estate Agents  
01788 522266





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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