



Rugby Road, Rugby, Warwickshire
Offers over £225,000



Rugby Road, Rugby, Warwickshire

This well presented three bedroom semi detached house, located in the popular village of Kilsby, which has two public houses, primary school, village shop and many village activities, is conveniently situated for Rugby town centre with its wide range of shops and amenities, Daventry and the motorway networks.

The property is built of brick with a tiled roof, has the benefit of LPG heating and uPVC double glazed windows throughout with accommodation briefly comprising: hall, cloakroom, lounge/diner, kitchen, utility and conservatory to the ground floor with landing, three bedrooms and bathroom to the first floor. Outside has front garden laid mainly to lawn with driveway providing off road parking for several cars. Good size enclosed rear garden overlooking fields laid mainly to lawn with borders. Patio area.

Hall

With uPVC double glazed front door.

Cloakroom

With low flush wc and pedestal wash hand basin. Tiled flooring. uPVC double glazed window. Radiator.

Lounge/Diner 21'3" x 12'11" (6.50m x 3.96m)

With tiled fireplace in feature wooden surround. Real oak flooring. uPVC double glazed bay window. uPVC french doors to garden. Double radiator

Kitchen 11'3" x 8'7" (3.43m x 2.64m)

With one and half bowl stainless steel sink unit with mixer tap over. Range of base units, wall cupboards and work surfaces. New fitted integral dishwasher. New fitted integral electric hob with electric oven under and extractor over. Tiled flooring. uPVC double glazed window. Double radiator. Door to conservatory.



Utility

With wall mounted Worcester gas fired combi boiler for central heating and domestic hot water. Range of base units and work surfaces. Space and plumbing for washing machine. uPVC double glazed window.

Conservatory 11'5" x 9'1" (3.48m x 2.79m)

Brick built with tiled floor. uPVC double glazed windows. uPVC double glazed French doors to garden.

First Floor Landing

Bedroom 1:

3.81m (12ft 6in) x 3.78m (12ft 5in)

With TV aerial point. uPVC double glazed window. Double radiator.

Bedroom 1 12'5" x 12'4" (3.81m x 3.78m)

With TV aerial point. uPVC double glazed window. Double radiator.

Bedroom 2 10'4" x 10'11" (3.17m x 3.33m)

With uPVC double glazed window. Double radiator.

Bedroom 3 15'5" x 8'0" (4.70m x 2.46m)

With access to loft space. uPVC double glazed window. Double radiator.

Bathroom

With newly fitted white suite of 'L' shaped panelled shower bath with shower, wash hand basin in vanity unit, matching storage unit, low flush wc. Fully tiled walls and flooring. uPVC double glazed window. Stainless steel hot water heated towel rail.

Outside

With front garden laid mainly to lawn. Driveway providing off road parking for several cars. Good sized enclosed rear garden, overlooking open countryside, laid mainly to lawn with borders. Patio area.

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

B

Directions For Sat Nav

CV23 8XX

Tenure

Freehold

Viewing

By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C		65	67
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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