



Clifton Road, Rugby, Warwickshire
Offers Over £400,000



Clifton Road, Rugby, Warwickshire

Crowhurst Gale are pleased to offer for sale this beautifully presented four bedroom semi-detached Victorian town house situated close to the town centre which has ideal shopping and recreational facilities. This versatile property has accommodation set over four floors, a well stocked rear garden, garage and off road parking. In brief the accommodation comprises; entrance hall, lounge/dining room, kitchen breakfast room, utility, cloakroom, family bathroom, four bedrooms and a cellar. The property further benefits from newly fitted sash windows to front aspect and newly fitted double glazed windows to the rear aspect.

Frontage

Retained by a brick wall with decorative wrought iron and wrought iron gate. The front garden is mainly laid with stone for easy maintenance. Paved pathway leading to:

Entrance Hall

Enter via newly fitted wooden and glazed door into beautifully presented entrance hall with tiled flooring. Coving to ceiling and decorative archway. Radiator. Stairs rising to first floor. Under stairs storage cupboard. Doors leading to:

Cellar 16'4" x 16'2" (4.98m x 4.93m)

Accessed via the Entrance Hall. Good storage space. Electric fuse box. Gas meter.

Lounge/Dining Room

Open plan space

Lounge 16'0" x 11'8" (4.88 x 3.56)

Double glazed sash bay window to front aspect. Double panel radiator. Coving to ceiling. Picture rail. TV point. Multi fuel burning stove with tiled hearth. Telephone point.

Dining Area 12'11" x 9'10" (3.96 x 3.01)

Newly fitted double glazed door to rear garden. Radiator. Picture rail. Coving to ceiling.



Kitchen 12'2" x 9'10" (3.73 x 3.00)

Double glazed window to side aspect. Double panel radiator. Range of base and eye level units and contrasting work surface with tiling to splash-backs. Enamel sink and drainer and tiled splash-backs. Wood laminate floor. Space and plumbing for dishwasher. Space for fridge. Space for gas cooker. Door to:

Utility Room

Double glazed window to rear aspect. Door to side aspect. Tiled floor. Space and plumbing for washing machine and dryer. Door to:

Cloakroom

Double glazed obscure window to side aspect. Low level WC.

First Floor Landing

Staircase to second floor. Doors to:

Bedroom One 12'11" x 9'11" (3.96 x 3.04)

Double glazed window to rear aspect. Radiator.

Bedroom Three 12'11" x 7'10" (3.95 x 2.41)

Double glazed sash window to front aspect. Radiator. TV

Bedroom Four 10'0" x 8'0" (3.05 x 2.45)

Double glazed sash window to front aspect. Radiator.

Bathroom 11'10" x 10'0" (3.63 x 3.07)

Double glazed window to rear aspect. Radiator. Ceramic tiled floor. Low level close coupled toilet. Corner bath with mixer tap and tiled splash-backs. recently fitted large shower cubicle with shower fitted. Double sink with double vanity units under, both sinks have mixer taps and tiled splash-backs. Airing cupboard housing recently fitted (2021) Worcester/Bosch combination boiler. Recess spotlights.

Second Floor Landing

Door To:

Bedroom Two 17'6" x 13'1" (5.34 x 4.00)

Double glazed window to front aspect. Radiator. Range of built in wardrobes and cupboards. Door to further storage cupboard.

Rear Garden

Patio area to the immediate rear of the property which has external electric points. Outside tap and a security light. Slabbed pathway. Lawned area with four raised wooden planters. Recently installed greenhouse. To the right hand side the garden is enclosed by a lovely Victorian brick wall. To the left hand side it is enclosed by timber panel fencing. The garden is partitioned with 'hazel hurdle' fencing around the middle of the garden. At the very bottom of the garden there is a gate which gives access to the garage and off road parking. Double opening gates. Hard standing for one vehicle.

Garage 22'7" x 10'6" (6.90 x 3.21)

Garage with lighting and electricity. Up and over door. Cold water tap. Pedestrian door to the side.

Agents Notes

The current owners have acquired planning permission for a single storey extension to the rear of the property. The plans are available to view at : <https://planning.agileapplications.co.uk/rugby/search-applications/>
Planning Reference - R21/0388

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 3QN

Viewing

By appointment only through Crowhurst Gale Estate Agents 01788 522266



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	77

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

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