Cornwallis Road, Rugby, Warwickshire
Guide price £325,000

crowhurst gale

Cornwallis Road, Rugby, Warwickshire

Crowhurst Gale are delighted to offer this very well presented four bedroom detached property. In brief, the property comprises; four first floor bedrooms and family bathroom to the first floor. On the ground floor there is a lounge, separate dining room, conservatory, kitchen and ground floor WC. The property also benefits from double glazing and gas central heating. Externally there is off road parking and an enclosed, landscaped rear garden and a single garage.

Frontage
Block paved driveway to the front and side of the property. Small flower bed.

Entrance Hall
Leaded double glazed door into Hallway. 'Karndean' Flooring. Coving to ceiling. Stairs to first floor. Double doors into:

Guest WC
WC and wash hand basin, Extractor fan.

Lounge 10'1" x 17'2" (3.08 x 5.24)
Gas living flame effect fire with surround. Radiator. Coving to ceiling. Double glazed bow window to front aspect.

Dining Room 7'7" 10'11" (2.33 3.35)
Wooden flooring. Under stairs storage cupboard. Coving to ceiling. Archway To Kitchen and though-fare to Conservatory.

Conservatory
Constructed of small wall, double glazed pitched roof and upvc double glazed panels with 'French doors' leading outside.

Kitchen 11'2" x 7'0" (3.42 x 2.14)
Double glazed window to rear aspect. One and half bowl sink and drainer with mixer tap and base unit under, further base and wall units. Display units. Space and plumbing washing machine and dishwasher. Space for fridge and freezer. Cupboard housing gas boiler. Door to outside.

Bedroom One 14'5" x 8'7" (4.40 x 2.62)
Double glazed window to front. Radiator. Built in wardrobes and dressing table with drawers.

Bedroom Two 12'1" x6'6" (3.69 x1.99)
Double glazed window to front. Radiator. Built in bed and desk with drawers.

Bedroom Three 11'5" x 8'9" (3.49 x 2.68)
Double glazed window to rear. Radiator. Cupboard housing hot water tank.

Bedroom Four 8'5" x 6'5" (2.59 x 1.96)
Double glazed window to rear. Radiator.

Bathroom
Opaque double glazed window to side. Ceramic tiling. Panelled bath with telephone style mixer tap and shower head fitted. Wash hand basin set within a vanity unit. WC. 'Karndean flooring'

Rear Garden
Landscaped rear garden with paved patio area to the immediate rear and steps down to a lawned garden with flower and shrub borders. Summer house. Enclosed with wooden fencing. External lighting. Gate giving access to parking area and Garage.

Garage
Single garage with up and over door.

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.

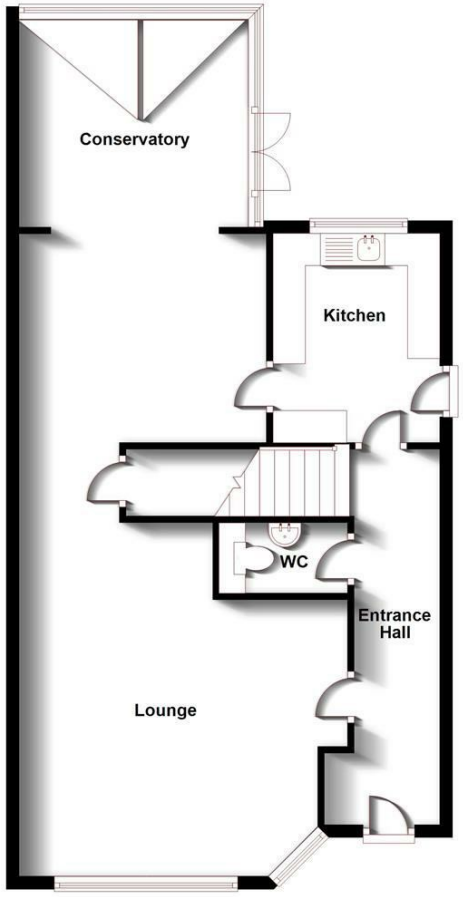
Conveyancing Services
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

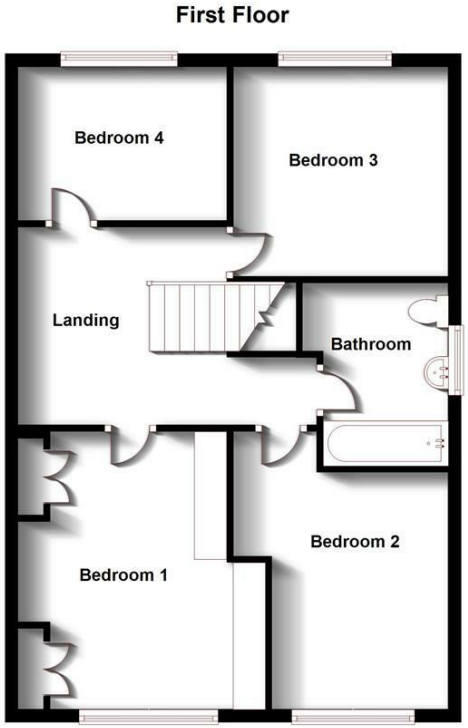
Tenure
Freehold

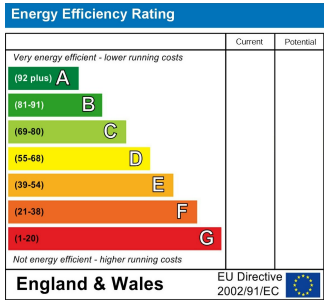
Local Authority
Rugby Borough Council

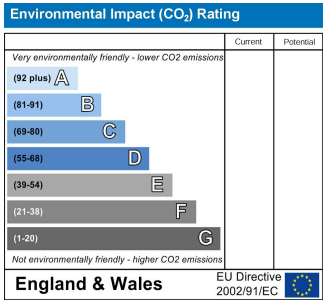
Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266

Tax Band
Tax Band: D









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