



crowhurst  
gale  
**FOR SALE**  
01788 522266  
[www.crowhurstgale.co.uk](http://www.crowhurstgale.co.uk)

**Firs Drive, Town Centre, Rugby**  
**Offers over £185,000**





# Firs Drive, Town Centre, Rugby

Crowhurst Gale Estate Agents are pleased to present this immaculate semi detached home in quite cul de sac that is close to Rugby town centre. In brief the home comprises: entrance porch, impressive entrance hall, lounge, bedroom two/dining room, conservatory, kitchen and shower room to the ground floor. To the first floor there is the master bedroom with a four piece bathroom. Further benefits include Upvc double glazing, gas central heating, low maintenance rear garden, garage, car port and off road parking. To view call Crowhurst Gale Estate Agents 01788 522266.

## Frontage

Block paved drive providing off road parking. Side timber gate giving access to sheltered car port. Outside courtesy light. Block paved step up to:

## Entrance Porch

Enter via Upvc double glazed front door with windows to two sides. Radiator, tiled flooring. Door to:

## Entrance Hall

Enter via Upvc obscure double glazed door with obscure window to side. Oak stairs case and banister rising to first floor. Victorian style tiled flooring. Radiator. Door to understairs cupboard, further door to understairs storage cupboard housing the gas combi boiler with shelving. Doors to:

## Lounge 17'5" x 10'5" (5.33m x 3.19m )

Upvc double glazed french doors leading into conservatory. Oak wooden flooring, fitted cupboards and display units. T.V aerial point, speaker points. Radiator. Ceiling spotlights and fans. Wooden glazed doors leading into:

## Bedroom Two/Dining Room 9'11" x 7'6" (3.04m x 2.30m )

Upvc double glazed window to front aspect. Continuation of Oak wooden flooring. Speaker points. Radiator.





### Conservatory

Of Upvc construction with Upvc double glazed french doors to rear and side aspect. Double glazed sky pod. T.V aerial point, speaker points. Victorian style tiled flooring. Power connected. Wall mounted heater.

### Kitchen 10'6" x 7'5" (3.21m x 2.28m )

Upvc double glazed window to rear aspect. Wooden glazed door to side aspect. A range of eye and base level units with work top surfaces, inset one and a half sink with drainer and mixer tap over. Tiled splash back areas. Space for cooker with extractor over. Space and plumbing for washing machine. Space for fridge. Heated towel rail. Marble tiled flooring.

### Shower Room

Upvc obscure double glazed window to side aspect. A fully tiled suite comprising: enclosed shower cubicle, vanity unit with inset wash hand basin. Low level W.C, heated towel rail, ceiling spotlights.

### First floor Landing

Double glazed Velux window to front aspect. Walnut wooden flooring, radiator. Doors to:

### Bedroom One 15'8" x 8'11" (4.80m x 2.73m )

Upvc double glazed window to front aspect. Oak wooden flooring, radiator. Fitted wardrobes and draws, fitted dressing table. Doors to eaves storage. Fitted T.V and DVD player. Ceiling spotlights and fans.

### Bathroom 9'11" x 7'6" (3.03m x 2.29m )

Upvc obscure double glazed window to rear aspect. A part tiled suite comprising: Double enclosed shower cubicle. Corner bath with shower attachment. Vanity unit with inset wash hand basin. Low level W.C. Heated towel rail. Tiled flooring. Access to loft space.

### Car Port

Poly carbonate roof. Timber pedestrian gate giving access to frontage, Paved area with outside tap and lights. Power points. Blocked paved step up to:

### Garage 19'4" x 8'2" (5.90m x 2.50m )

Enter via Upvc double glazed door. Upvc double glazed window to side aspect. Power and light connected. Door to storage area with space for fridge/freezer and tumble dryer.

### Rear Garden

A low maintenance garden enclosed by timber fencing, Rear gate. Various flower and shrub borders, stone chippings.

### 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

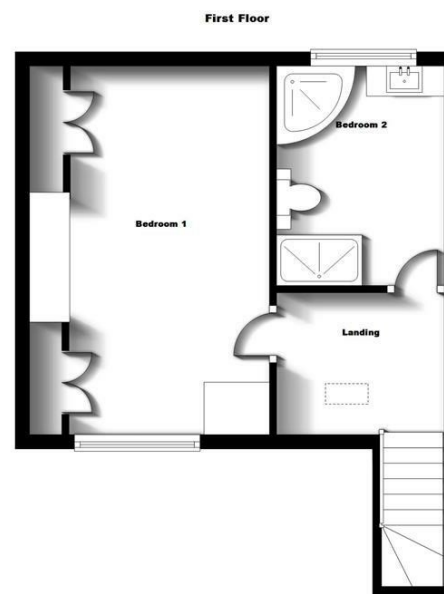
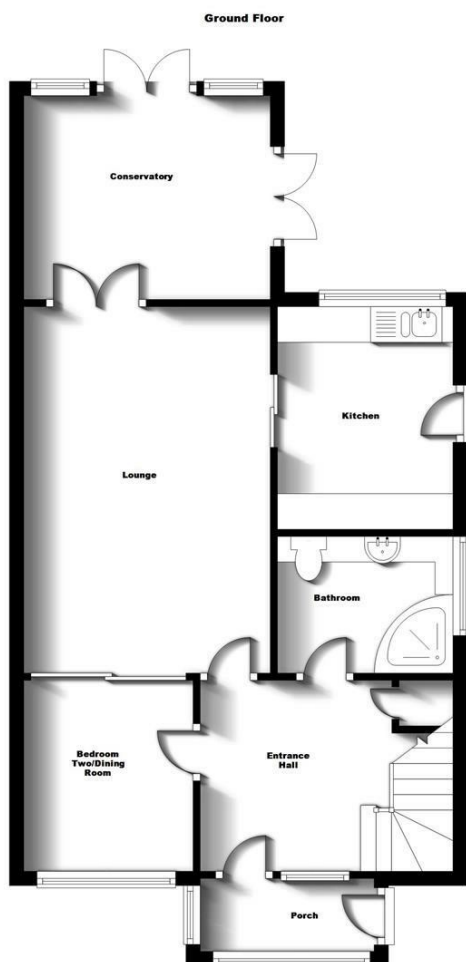
### Directions For Sat Nav

Directions For Sat Nav: CV22 7AD

### 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		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
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) A		87
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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