



Heyford Leys, Hillside, Rugby
£259,950



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Crowhurst Gale Estate Agents are pleased to present this immaculate extended end of terrace property in the sought after area of Hillside. In brief the property comprises, entrance porch, lounge, kitchen/diner to the ground floor. Three bedrooms and a shower room to the first floor. Further benefits include: Upvc double glazing, gas central heating, front and rear gardens, off road parking a detached single garage. To view call Crowhurst Gale Estate Agents 01788522266.

Frontage

Blocked paved driveway providing off road parking. Access to garage and rear garden. Foregarden laid to lawn with shrub and flower planting areas.

Entrance Porch

Opaque glazed door. Cupboard housing gas and electric meters. Glazed door to:

Lounge 14'11" max 13'11" (4.55m max 4.26m)

Upvc double glazed window to front aspect. Stairs rising to first floor. T.V aerial point, radiator. Door to:

Kitchen/Diner 16'9" x 14'11" (5.13m x 4.57m)

Upvc double glazed window to side and rear aspect. Upvc double glazed door to rear garden. A range of eye and base level units with work top surfaces, inset one and a half stainless steel sink with drainer and mixer tap over. Tiled splash back areas. Fitted four ring electric hob with extractor over. Fitted double oven. Fitted washing machine, dishwasher and fridge/freezer. Two radiators, ceiling spotlights.



First Floor Landing

Access to loft space with light connected. Doors to:

Bedroom One 18'6" x 8'2" (5.64m x 2.50m)

Upvc double glazed windows to side and rear aspect. Radiator.

Bedroom Two 12'5" x 8'2" (3.79m x 2.49m)

Upvc double glazed window to front aspect. Radiator.

Bedroom Three 7'10" x 6'5" (2.41m x 1.97m)

Upvc double glazed window to front aspect. Radiator.

Shower Room 6'7" x 6'5" (2.03m x 1.97m)

Opauque Upvc double glazed window to rear aspect. A fully tiled suite comprising: shower cubicle. Low level W.C, pedestal wash hand basin. Door to cupboard housing combi boiler.

Rear Garden

Enclosed rear garden with paved patio area. Artificial lawn. Paved bath with decorative blue slate chippings. Personal door to garage.

Garage

Access via wooden double doors. Power and light connected. Upvc personal door into garden and double glazed window to side.

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: B

Tenure

Freehold

Directions For Sat Nav

Directions For Sat Nav: CV22 5SB

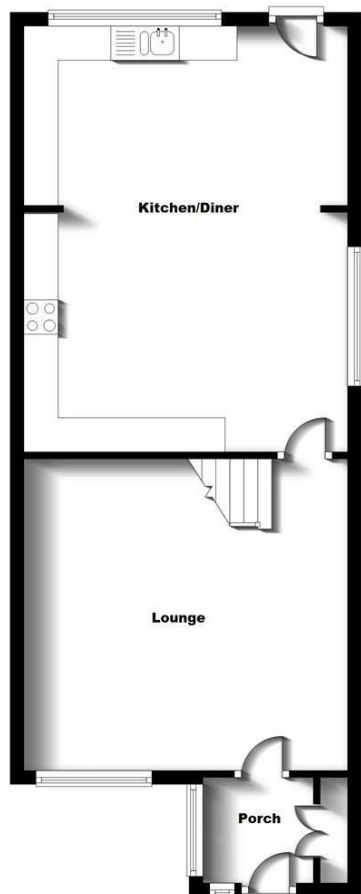
Viewing

By appointment only through Crowhurst Gale Estate Agents 01788 522266

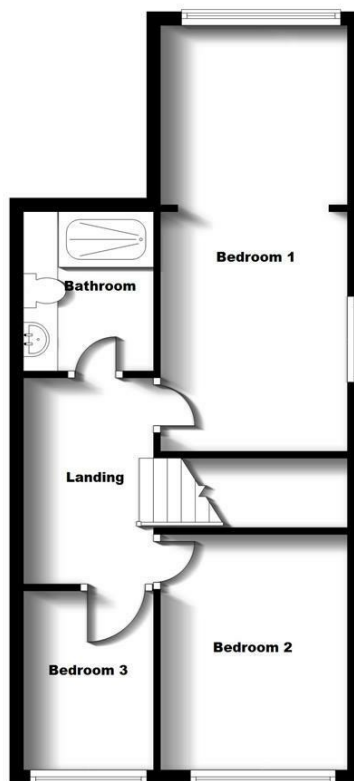




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(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			
(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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