



**Croft Close, Stretton On Dunsmore, Rugby**  
**Guide price £210,000**



# Croft Close, Stretton On Dunsmore, Rugby

Two Bedroom semi detached house There are a range of amenities available within the village itself to include a local store and post office, two public houses, numerous local contractors and excellent local schooling available within the immediate vicinity.

Crowhurst Gale Estate Agents present to market a two bedroom semi detached house. Situated in this popular village location, there are a range of amenities available within the village to include a local store and post office, two public houses and excellent local schooling available within the immediate vicinity. The property comprises of lounge/dining room, kitchen, conservatory, first floor bathroom, two bedrooms and enclosed garden. The property is offered with no chain.

## Entrance

Enter via wooden door with glass panel into hallway.

## Hallway

Radiator, stairs rising to first floor.

## Lounge/Dining Room 23'5" narrowing to 14'1" x 11'11" narrowing to 7'4 (7.14 narrowing to 4.30 x 3.64 narrowing to 2.25)

Double glazed bow window to front aspect, two radiators, french style double glazed doors to rear aspect, feature fireplace with gas fire, coving to ceiling.

## Conservatory

Double glazed windows to side aspect, double glazed french style doors to rear aspect, radiator, work top surface with cupboards under, Belfast style sink, space and plumbing for washing machine, tiled floor. Door to:



### **W.C**

Double glazed window to side aspect, low level w.c , wall mounted wash hand basin, tiled splash back areas, tiled floor.

### **Kitchen 7'4" x 8'3" (2.24 x 2.54)**

Double glazed window to rear aspect, double glazed door to rear aspect, range of base and eye level units, space for cooker, extractor hood, one and a half sink unit with mixer tap and drainer, tiled splash backs and tiled floor.

### **Landing**

Double glazed window to side aspect, loft access, doors to all rooms.

### **Bedroom One 10'7" x 15'2" (3.25 x 4.64)**

Double glazed window to front aspect, radiator, coving to ceiling, wooden floor.

### **Bedroom Two 8'8" x 13'5" (2.65 x 4.09)**

Double glazed window to rear aspect, radiator, coving to ceiling, wooden floor.

### **Bathroom 5'6" x 6'3" (1.70 x 1.93)**

Double Glazed window to rear aspect, low level W.C, panelled bath with thermostatic shower over, pedestal wash hand basin, tiled splash back areas, radiator.

### **Outside Property**

To the front of the property there is an area laid to lawn with side access to rear garden. The rear garden is fully enclosed by panelled fencing, there is a brick built shed with light and power and an outside tap.

### **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

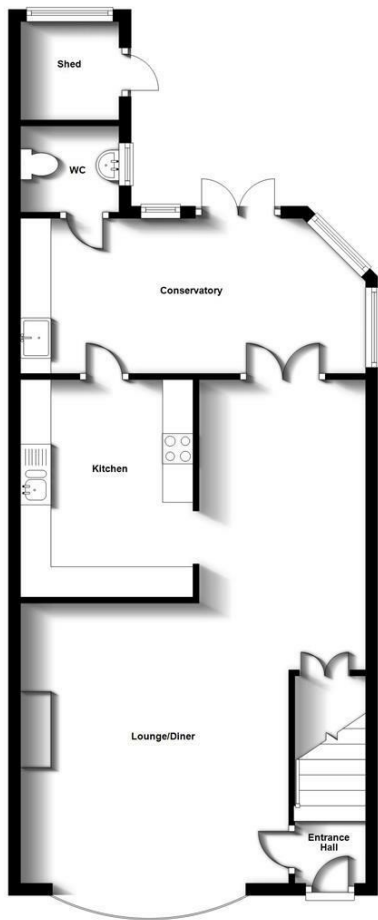
**Directions For Sat Nav**  
Directions For Sat Nav: CV23 9NG

**Viewing**

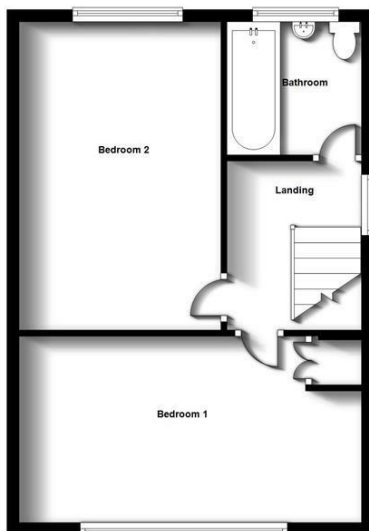
By appointment only through Crowhurst Gale Estate Agents  
01788 522266



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		69	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			84
(81-91) B		67	
(69-80) C			
(55-68) D			
(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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