



**Windsor Street, Rugby, Warwickshire**  
**£172,000**





# Windsor Street, Rugby, Warwickshire

Crowhurst Gale are very pleased to present to the market this well presented terraced property conveniently situated close to Rugby Town centre & Rugby train station. In brief the property comprises; entrance, lounge/dining room, fitted kitchen, downstairs shower room, to the first floor there are three good size bedrooms. The property further benefits: double glazing, gas central heating and rear courtyard garden. Internal viewing recommended.

## Entrance

Enter via double glazed door. Stairs to first floor and doors leading to:

## Lounge/Dining Room

### Dining Area 9'8" x 8'9" (2.96 x 2.67)

Double glazed windows to front. Laminate flooring. Radiator.

### Lounge Area 18'0" x 11'10" (5.50 x 3.62)

Feature fireplace with electric fire inset. Double glazed window to rear. Radiator.

### Kitchen 8'5" x 6'4" (2.59 x 1.95)

Polycarbonate sink and drainer with mixer tap, base and wall units and rolled worktop surfaces. gas four ring hob and electric fan assisted oven. Built in microwave oven. Plumbing for washing machine.





### Inner Lobby

Double glazed door to outside.

### First Floor Landing

#### Bedroom One 13'9" x 8'8" (4.20 x 2.65)

Double glazed window to front. Radiator.

#### Bedroom Two 11'9" x 8'8" (3.59 x 2.65)

Double glazed windows to rear. Radiator.

#### Bedroom Three 8'6" x 6'4" (2.60 x 1.95)

Double glazed window to rear. Radiator

### Rear Courtyard

Courtyard garden with patio. Enclosed with wooden panel fencing.

### 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.

### 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.

### 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.

### Local Authority

Rugby Borough Council

### Tax Band

Tax Band: A

### Tenure

Freehold



### Viewing

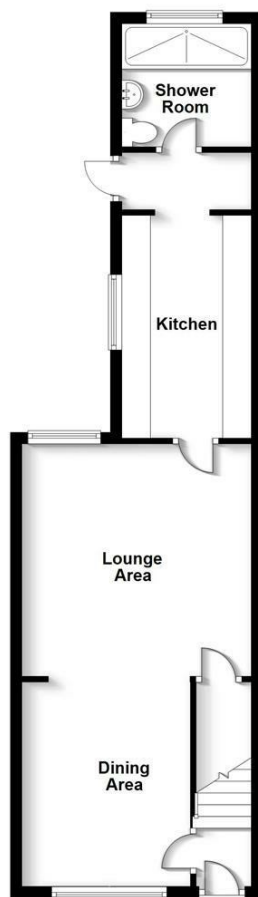
By appointment only through Crowhurst Gale Estate Agents  
01788 522266

### Directions For Sat Nav

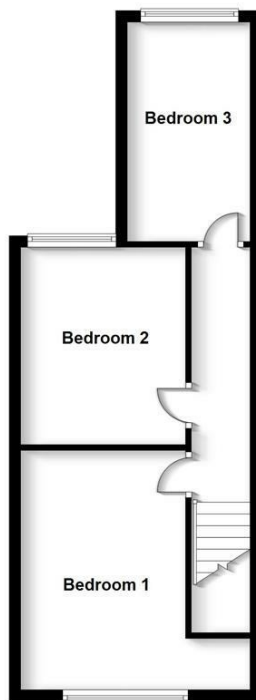
Directions For Sat Nav: CV21 3NY



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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