

**crowhurst
gale**

FOR SALE

01788 522266

www.crowhurst-gale.co.uk

Kings Newnham Road, Church Lawford, Rugby
Guide price £180,000



Kings Newnham Road, Church Lawford, Rugby

Crowhurst Gale are pleased to present this end of terrace property located in the village of Church Lawford. In brief the property comprises: entrance hall, lounge, kitchen/diner to the ground floor. Two bedrooms and a four piece bathroom to the first floor. Further benefits include gas central heating, double glazing front garden, large rear garden and ample off road parking. This property is offered with no chain and early viewing is recommend to avoid disappointment. To view call Crowhurst Gale 01788 522266.

Frontage

Picket fencing to front with double wooden gates onto off road parking. Access to rear garden via side timber pedestrian gate. Fore garden laid to lawn. Storm porch with access into:

Entrance Hall

Enter via obscure double glazed door. Stairs rising to first floor. Radiator, door into:

Lounge 13'7" x 13'3" (4.16m x 4.06m)

Double glazed window to front aspect. Feature fireplace with brick surround and tiled hearth. T.V aerial point, two radiators. Coving to ceiling. Door to understairs storage cupboard. Door to:



Kitchen/Diner 16'2" x 7'7" (4.93m x 2.32m)

Obscure double glazed door onto rear garden. Double glazed window to rear aspect. A range of eye and base level units with work top surfaces, inset two and a half stainless steel sink with mixer tap over. Tiled splash backs. Space for cooker with extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Wall mounted combi boiler, radiator.

First Floor Landing

Double glazed window to side aspect. Radiator, doors to:

Bedroom One 12'2" x 10'8" x (3.73m x 3.27m x)

Double glazed window to front aspect, fitted wardrobes and cupboard. Radiator.

Bedroom Two 11'0" x 8'8" max (3.37m x 2.65m max)

Double glazed window to rear aspect. Fitted wardrobes and cupboard. Radiator.

Bathroom 7'11" x 7'6" (2.43m x 2.29m)

Obscure double glazed window to rear aspect. A part tiled four piece suite comprising: panelled bath, pedestal wash hand basin, low flush, enclosed tiled shower cubicle. Radiator. Access to loft space.

Rear Garden

Paved patio area with low level brick planting beds. Remainder mostly laid to lawn with various flower and shrub borders. Enclosed by timber fencing. Side gate giving access to frontage. Large timber shed and green houses.

Market Appraisal

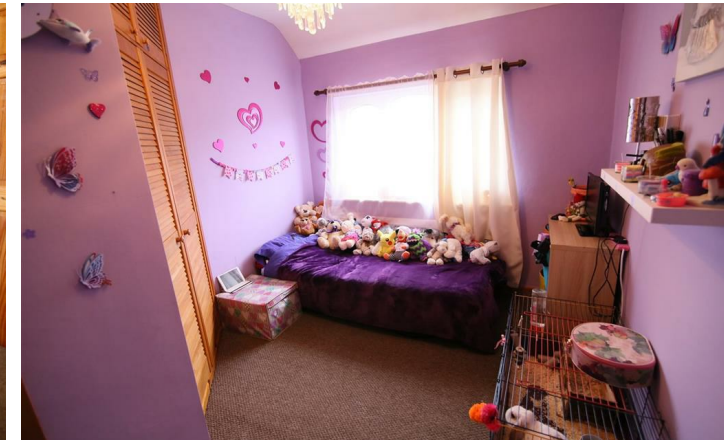
If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

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

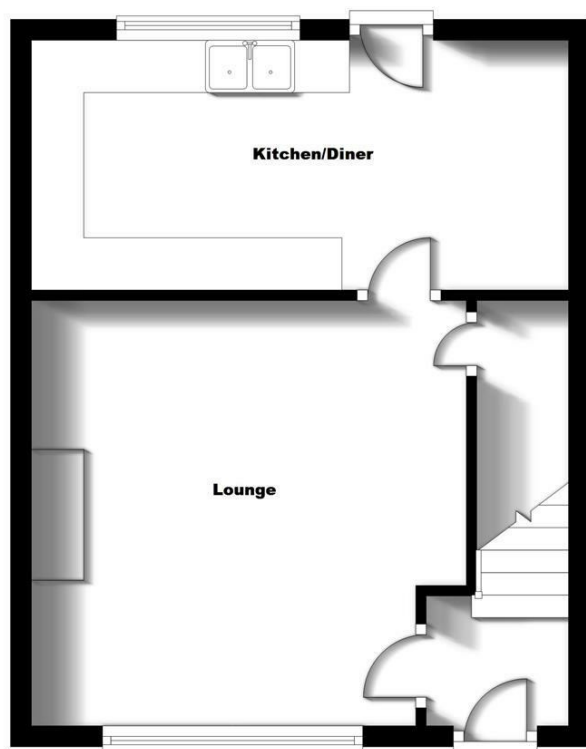
Directions For Sat Nav: CV23 9EP

Viewing

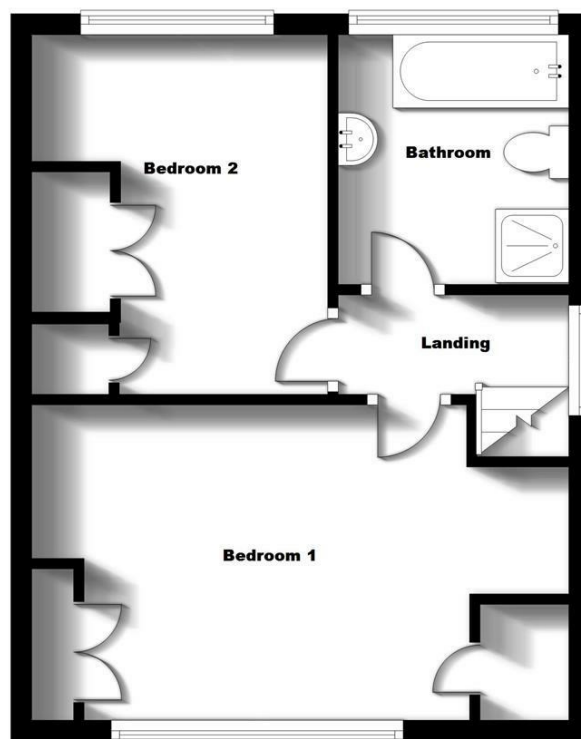
By appointment only through Crowhurst Gale Estate Agents
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Ground Floor



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	65

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	58

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