



**Campbell Street, Rugby, Warwickshire**  
**£127,500**



# Campbell Street, Rugby, Warwickshire

Crowhurst Gale are pleased to present this ground floor maisonette situated close to Rugby Town Centre. The property has well proportioned rooms, double glazing and gas heating to radiators(Combi Boiler 12 mths old). Briefly comprising: Lounge/Dining Room, Kitchen, Two bedrooms and Bathroom. The property also has gardens to front and rear and a single garage. This property would make an Ideal First Time Purchase or Buy To Let and is offered with NO ONWARD CHAIN.

## Front Garden

To the front of the property there is an lawned garden with with flower beds.

## Entrance Hall

Double glazed door in to entrance hallway, storage cupboard housing utility meters and fuse box. Radiator. Doors to:

## Lounge/Dining Room 17'8" x 11'3" (5.39 x 3.44)

Gas fire. Radiator. Double glazed window to the front aspect.

## Kitchen 9'1" x 6'10" (2.78 x 2.10)

Double glazed window to the rear aspect. Fitted with a range of base and wall mounted units with work surfaces over. One and a half sink unit. Gas Cooker. Radiator. Gas combination boiler (12 Months old). Plumbing for washing machine. Fridge and Freezer.



**Bedroom One 11'0" x 12'4" (3.36 x 3.77)**

Double glazed window to the rear aspect. Radiator.

**Bedroom Two 11'6" x 6'11" (3.51 x 2.11)**

Double glazed window to the front aspect. Radiator.

**Bathroom**

Fitted white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level wc. Opaque double glazed window to the side aspect. Radiator.

**Rear Garden**

To the rear of the property there is an enclosed garden which has a lawned area with garden shed.

**Garage**

Metal up-and-over door and with light and power.

**Leasehold Details**

Remaining Lease - 960 years

Ground Rent - £3.00 (three pounds) per Annum

NO Service Charge

**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.

**Tax Band**

Tax Band: A

**Tenure**

Leasehold

**Local Authority**

Rugby Borough Council

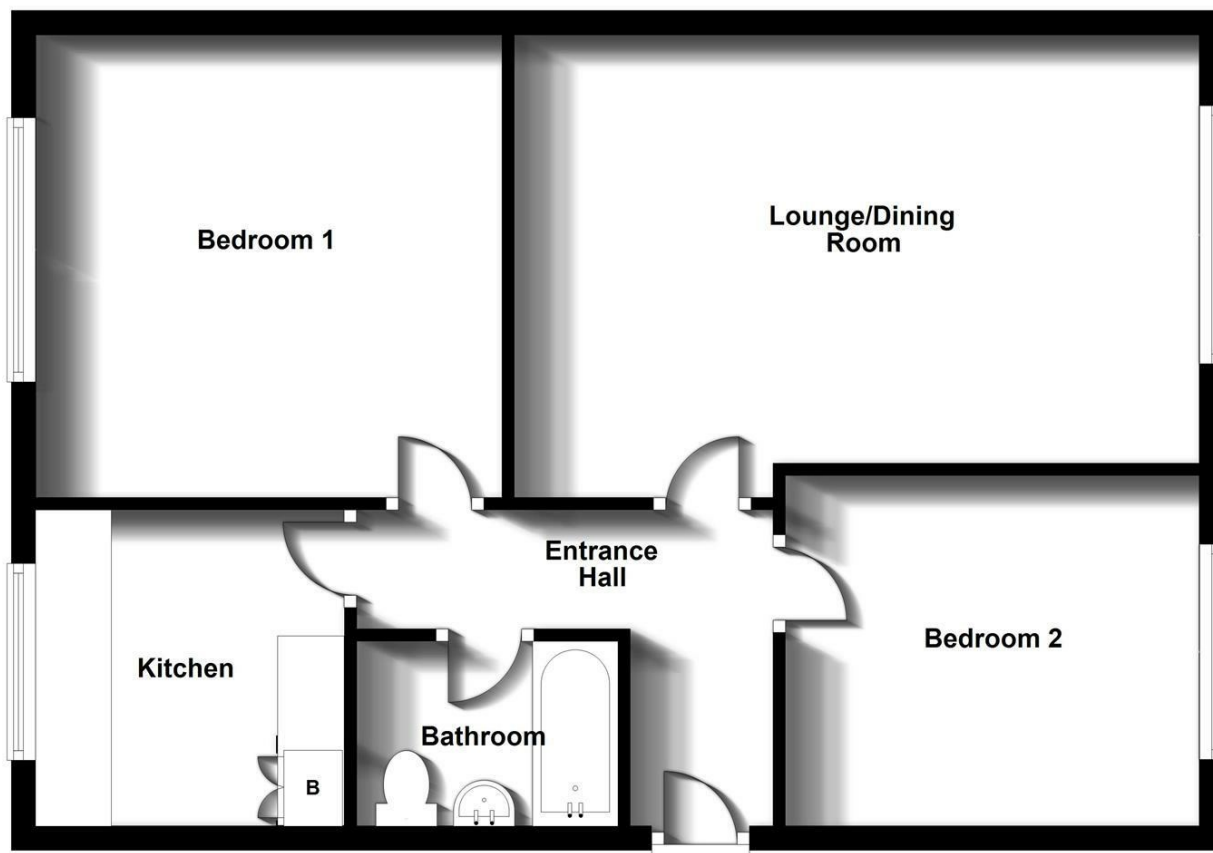
**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266





## Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ  
 Tel: 01788 522 266  
 property@crowhurst-gale.co.uk  
 www.crowhurst-gale.co.uk

