



Brookside Close, Rugby, Warwickshire
Offers Over £375,000



Brookside Close, Rugby, Warwickshire

Crowhurst Gale are pleased to present this unique detached property which is situated on a large plot on a private road. The property was built around the 1930s and was originally built with just two bedrooms, an extension was added around the 1970s to create a further two double bedrooms on the south side of the house. The property briefly comprises : Entrance Porch, Entrance Hall, Guest WC, Lounge with lean to Conservatory, Dining Room, Family Room, Kitchen and Utility. Four Double Bedrooms and a Family Bathroom. Outside there are gardens to three sides of the property and a single garage.

Entrance Porch

Enter via glazed door, wooden flooring. Door into:

Entrance Hall

Enter via glazed door, oak flooring, access to cellar via trapdoor. Door leading to:

Dining Room 14'6" x 11'4" (4.42 x 3.46)

Double glazed window to the front and side. Oak flooring. Radiator.

Lounge 15'4" x 12'9" (4.68 x 3.91)

Window to rear aspect overlooking the rear gardens. Radiator. Sliding patio door into Conservatory.

Conservatory (not in use)

Wooden and glazed construction.

Family Room 12'2" x 11'11" (3.73 x 3.64)

Double glazed window to the rear. Radiator. Gas fire.



Kitchen 12'2" x 9'0" (3.71 x 2.76)

Double glazed window to the front. Double sink with mixer tap. Base and wall units with rolled work surfaces. Gas hob and electric oven. Built in fridge. Space for dishwasher. Door to:

Utility Room 7'3" x 8'7" (2.23 x 2.64)

Single glazed window to the side. Floor mounted gas boiler. Shelving. Plumbing for washing machine. Door leading outside.

First Floor Landing

Window to side. Cupboard with shelving.

Bedroom One 12'2" x 12'2" (3.72 x 3.71)

Built in wardrobes. Window to rear over looking gardens.

Bedroom Two 12'9" x 10'4" (3.90 x 3.15)

Window to front. Wash hand basin. Built in wardrobe.

Bathroom 6'2" x 7'9" (1.89 x 2.37)

Window to side aspect. Panelled bath, wash hand basin set in vanity unit and WC. Ceramic tiling.

Bedroom Three 10'4" x 15'4" (3.17 x 4.69)

Double glazed window to side aspect. Wash hand basin. Built in wardrobe.

Bedroom Four 10'5" x 15'1" (3.18 x 4.60)

Double glazed window to side aspect. Built in wardrobe.

Outside

To the outside of the property is a large garden which is overgrown at the moment, but could be brought back to its former glory with a little hard work. The well stocked garden contains various trees, shrubs, a garden pond and a summer house. Garage for one car and off road parking.

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**

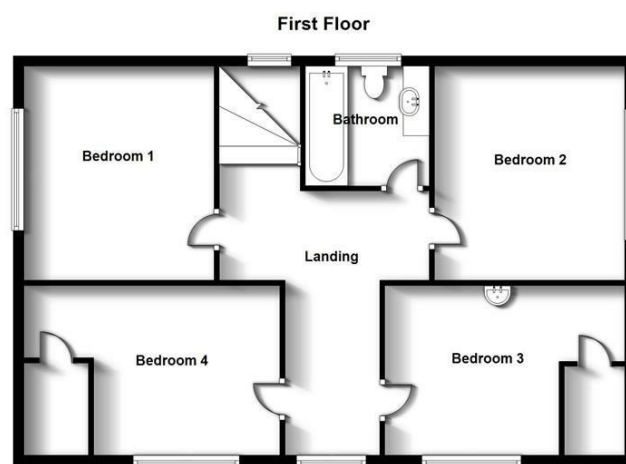
Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

Local Authority

Rugby Borough Council

Tax Band

Tax Band: F



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | | 83 |
| | 50 | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | 78 |
| | 40 | |
| England & Wales | EU Directive 2002/91/EC | |

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