



**Rosewood Avenue, Rugby, Warwickshire**  
**Offers over £155,000**





# Rosewood Avenue, Rugby, Warwickshire

Crowhurst Gale Estate Agents present to market this end terraced property within close proximity to amenities, schooling for all ages and Rugby Town Centre. In brief the property comprises: entrance hall, lounge/diner, kitchen and conservatory to the ground floor. To the first floor there are two double bedrooms and a bathroom. The property further benefits from double glazing, gas central heating and a rear garden.

## Frontage

Access to rear garden via side timber gate. Path leading to:

## Entrance Hall

Enter via obscure double glazed front door. Stairs rising to the first floor, radiator. Door to:

## Lounge 13'6" x 11'4" (4.13m x 3.46m )

French doors leading to conservatory. T.V aerial point, radiator. Wooden effect flooring.

## Conservatory 9'7" x 8'2" (2.93m x 2.50m)

Upvc double glazed French doors onto the rear garden. Windows to three sides. Polycarbonate roof.





**Kitchen/Diner 16'7" x 7'10" (5.06m x 2.40m )**

Upvc obscure double glazed door onto the rear garden. Upvc double glazed window to the front and rear aspect. A range of eye and base level units with roll top work surfaces, inset stainless steel sink with drainer and mixer tap over. Tiled splashbacks. Fitted four ring gas hob with extractor over and oven below. Space and plumbing for washing machine, dishwasher. Space for fridge/freezer, tumble dryer. Radiator.

**First Floor Landing**

Upvc double glazed window to the front aspect. Access to loft space. Doors to:

**Bedroom One 13'7" x 9'4" (4.15m x 2.85m)**

Upvc double glazed window to the rear aspect. Radiator. Door to cupboard housing the gas combi boiler. Further door to storage cupboard.

**Bedroom Two 11'7" x 9'7" (3.54m x 2.93m)**

Double glazed window to the rear aspect, radiator.

**Bathroom 6'8" x 4'3" (2.05m x 1.32m)**

Upvc obscure double glazed window to the front aspect. A part tiled suite comprising: bath with shower fitted over. Low level w.c, wash hand basin. Radiator.

**Rear Garden**

Enclosed rear garden with a patio area and the remainder laid to lawn. Access to frontage via side timber gate.

**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**  
A

**Tenure**  
Freehold

**Directions For Sat Nav**  
CV22 5PL

**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266

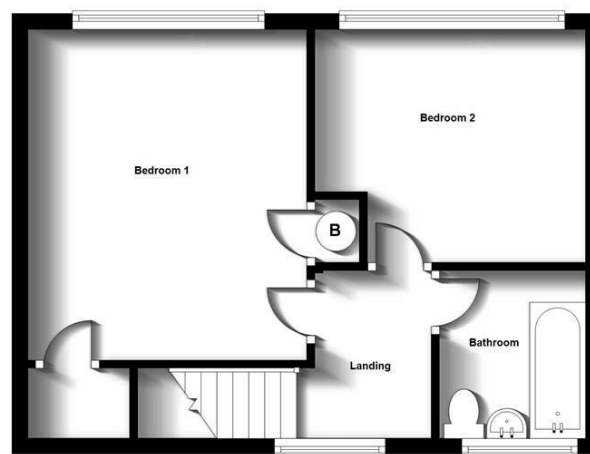




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	62	
(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		
(81-91) B		
(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	

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

