



Yew Tree Hill, Brinklow, Rugby
Offers over £205,000



Yew Tree Hill, Brinklow, Rugby

Crowhurst Gale Estate Agents are delighted to present this well presented mid terraced property located in the sought after village of Brinklow, Rugby within walking distance to local amenities and excellent road links. In brief the property comprises: entrance hall, lounge/diner, kitchen/breakfast room with the added benefit of a utility room. To the first floor there are three bedrooms and a bathroom. Property further benefits from central heating, double glazing, front and rear gardens. NO CHAIN

Frontage

Timber picket fence to front. Lawn area with paved path leading to:

Entrance Hall

Enter via Upvc part double glazed door. Stairs rising to the first floor. Radiator, door to:

Lounge/Diner 15'11" max x 14'4" max (4.86m max x 4.39m max)

Upvc double glazed french doors onto the rear garden with further windows to either side. Feature multi fuel burner. Radiator. Door to understairs cupboard. Door to:



Kitchen/Breakfast Room 11'5" x 9'4" (3.50m x 2.87m)

Upvc double glazed window to the front aspect. A range of eye and base level units with work top surfaces, inset sink with drainer and mixer tap over. Tiled splash backs. Space for fridge/freezer. Fitted cooker with extractor over. Radiator, tiled flooring, Door into:

Utility Room 6'9" x 7'9" (2.08m x 2.37m)

Upvc obscure double glazed door onto the rear garden. Base level units with work top surfaces. Space for washing machine. Wall mounted boiler. Tiled floor.

First Floor Landing

Upvc double glazed window to the front aspect. Doors to:

Bedroom One 12'5" x 10'11" (3.81m x 3.35m)

Upvc double glazed window to the rear aspect, radiator.

Bedroom Two 10'1" x 10'0" (3.08m x 3.07m)

Upvc double glazed window to the rear aspect, radiator.

Bedroom Three 9'3" x 7'3" (2.84m x 2.23m)

Upvc double glazed window to front aspect, radiator.

Bathroom 7'4" x 6'10" (2.24m x 2.09m)

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

Rear Garden

Enclosed rear garden with lawn and planting borders. Two garden sheds. Log store. Side gate giving access to the frontage.

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 0NP

Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266



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		
England & Wales	EU Directive 2002/91/EC	82

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		
England & Wales	EU Directive 2002/91/EC	69

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