



Campbell Street, Rugby, Warwickshire
Offers in the region of £175,000



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Crowhurst Gale Estate Agents are delighted to offer this three bedroom mid terrace property located within close proximity of Rugby town centre. In brief, the accommodation comprises entrance hallway, sitting room, lounge, dining room, kitchen and ground floor bathroom. To the first floor there are three bedrooms. Externally, there is a rear garden surrounded by timber fencing. The property further benefits from Upvc double glazing and gas central heating. The property is very well located being within walking distance of Rugby town centre and Rugby railway station. Early internal inspection is highly recommended.

Frontage

Pathway leading to front door. Boundary wall and with hedge.

Entrance Hall

Enter via double glazed, composite door. Radiator, stairs to first floor, door to:

Sitting Room 13'11" x 9'4" (4.25 x 2.86)

Double glazed bay window to front, feature cast iron fireplace. Radiator.

Lounge 9'4" x 13'4" (2.87 x 4.08)

Double glazed window to rear, radiator, door into:

Dining Room 10'0" x 7'11" (3.07 x 2.42)

Double glazed window to side, radiator, under stairs storage cupboard. Door to:



Kitchen 8'5" x 8'0" (2.59 x 2.44)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine. Space for fridge/freezer, electric hob and oven. Wall mounted gas boiler. Double glazed window and door to side, door to:

Bathroom 7'8" x 4'10" (2.36 x 1.49)

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and WC, tiled splash-backs, obscure double glazed window to side and rear, heated towel rail.

Landing

Access to loft space (

Bedroom One 13'10" x 11'4" (4.23 x 3.47)

Double glazed window to front, radiator.

Bedroom Two 13'4" x 8'8" (4.08 x 2.66)

Double glazed window to rear, radiator, door to:

Bedroom Three 11'5" x 7'10" (3.49 x 2.40)

Double glazed window to rear, radiator.

Rear Garden

Pathway leading to patio area , steps to lawned area with well stocked borders. Gate giving access to the front of property.

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

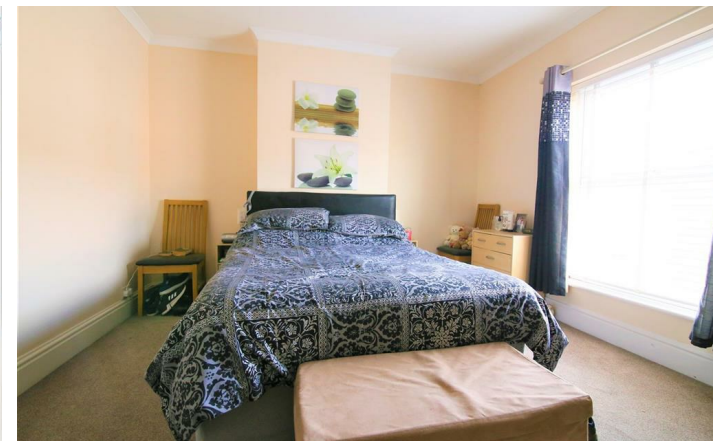
Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

Local Authority

Rugby Borough Council

Tax Band

Tax Band:B

**Viewing**

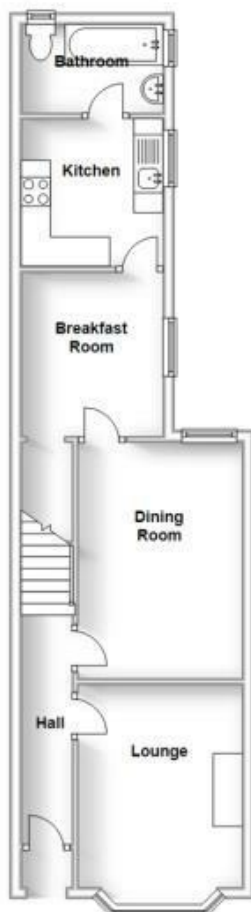
By appointment only through Crowhurst Gale Estate Agents
01788 522266

Tenure

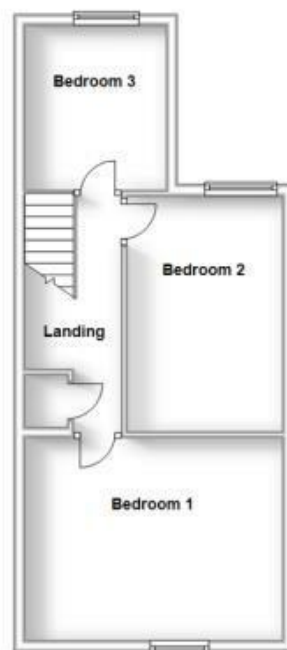
Freehold



Ground Floor
Approx. 46.5 sq. metres (501.1 sq. feet)



First Floor
Approx. 40.9 sq. metres (439.6 sq. feet)



Total area: approx. 87.4 sq. metres (940.9 sq. feet)

This floorplan is a rough diagram and used for illustration purposes only, not drawn exactly to scale and should not be relied upon as a statement of fact.
Plan produced using PlanUp.



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	77

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	71

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

