



Armstrong Close, Bilton, Rugby
Offers over £195,000



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Crowhurst Gale are delighted to offer sale this very well presented three bedroom end of terrace property which has been greatly improved by the current owners to include: marble window sills, recently fitted double glazing, Inset multi function spot lighting and sound system. The property is located close to a range of amenities and local schools. In brief the property comprises, lounge, fitted kitchen/dining room. To the first floor there are three bedrooms and family bathroom. Externally the property has off road parking and front and rear garden with a summerhouse. Viewing is recommended.

Entrance Porch

Enter via double glazed door. Wooden flooring. Radiator. Coat hangers. Double glazed window to the side. Door leading to:

Open Plan Living/Kitchen/Dining Area

Lounge/Dining Area 14'5" x 14'9" (4.40 x 4.51)

Continuation of wooden flooring. Double glazed window to the front. Radiator. Stairs to first floor. Inset multi function spot lighting.



Kitchen Area 12'11" x 9'7" (3.95 x 2.93)

Vertical radiator. One and half sink and drainer with mixer 'swan neck' tap fitted over. Base and wall units. Worktop surfaces. Built in 'Whirlpool' double oven, coffee machine, four ring induction hob with extractor hood. Integrated dishwasher. Inset multi function spot lighting. Space for fridge/ freezer and washing machine. Cupboard housing gas combination boiler. Underfloor heating. Ceramic tiling flooring. Double glazed patio doors and window to rear.

First Floor Landing

Loft hatch with pull down ladder (boarded with shelving). Cupboard. Doors off to :

Bedroom One 11'3" x 8'9" (3.45 x 2.68)

Double glazed window to the front. Radiator. Air conditioning unit.

Bedroom Three 11'4" x 6'0" (3.46 x 1.84)

Double glazed window to the rear. Radiator

Bedroom Two 8'2" x 8'0" (2.50 x 2.45)

Double glazed window to the rear. Radiator

Bathroom 8'11" x 5'4" (2.73 x 1.64)

Corner bath with shower attachment. WC. Wash hand basin. Double glazed window to the rear. Towel rail radiator.

Rear Garden

Covered patio area. Lawned area with pathway leading to summerhouse and storage shed.

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.

Tenure

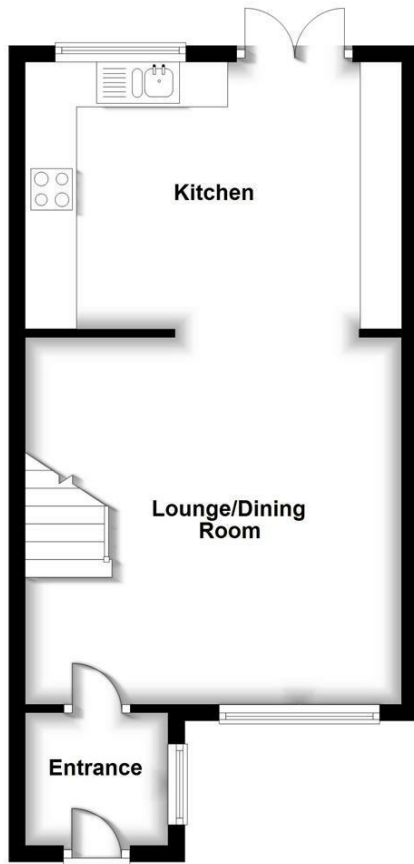
Freehold

Tax Band

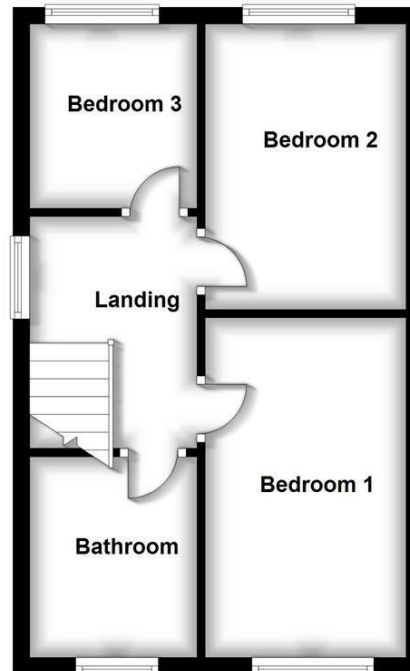
Tax Band: B



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			88
(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	

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