



Hudson Road, Rugby, Warwickshire
Offers over £145,000



Hudson Road, Rugby, Warwickshire

Crowhurst Gale Estate Agents present to market this terraced property located within close proximity to local amenities. In brief the property comprises entrance hall, lounge, kitchen/diner to the ground floor. To the first floor there are two/three bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, rear garden and off road parking to the front. This property is ideal for a first time buy or investment. Offered NO CHAIN.

Frontage

Drive providing off road parking. Decorative stone chippings. Paved path leading to:

Entrance Hall

Enter via part double glazed front door. Double glazed window to the front aspect. Door into:

Lounge 14'7" x 13'3" (4.47m x 4.05m)

Double glazed window to the front aspect, stairs rising to the first floor. T.V aerial point. Door to:



Kitchen/Diner 14'7" x 11'5" (4.46m x 3.49m)

Part double glazed door leading onto rear garden, two double glazed windows to the rear aspect. A range of eye and base level units with work top surfaces, inset one and a half stainless steel sink with drainer and mixer tap over. Tiled splash backs. Fitted four ring gas hob with extractor over. Fitted double oven. Space and plumbing for washing machine, space for fridge/freezer. Wall mounted gas combi boiler. Radiator.

First Floor Landing

Access to loft space which is part boarded with pull down ladder. Doors to:

Bedroom One 10'0" x 9'3" (3.07m x 2.82m)

Double glazed window to the front aspect, radiator.

Bedroom Two 8'1" x 9'6" (2.48m x 2.92m)

Double glazed window to the rear aspect, radiator.

Bedroom Three 13'2" max x 5'1" (4.02m max x 1.55m)

Double glazed window to the front aspect, radiator.

Bathroom 8'5" x 4'8" (2.57m x 1.44m)

Double glazed window to the rear aspect. A part tiled suite comprising: bath with shower fitted over. Low level w.c, wash hand basin. Radiator and electric shave point.

Rear Garden

A low maintenance enclosed rear garden with wooden decking. Wooden steps leading down to lawn area. Outside tap.

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

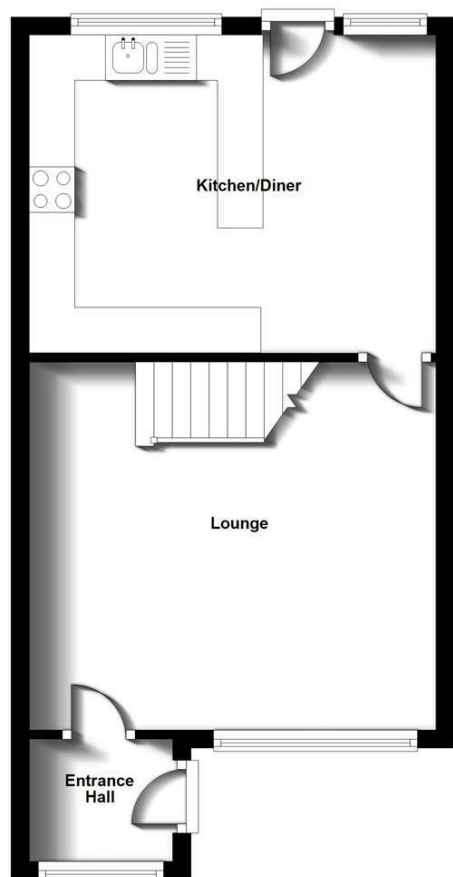
Directions For Sat Nav: CV22 6DF

Viewing

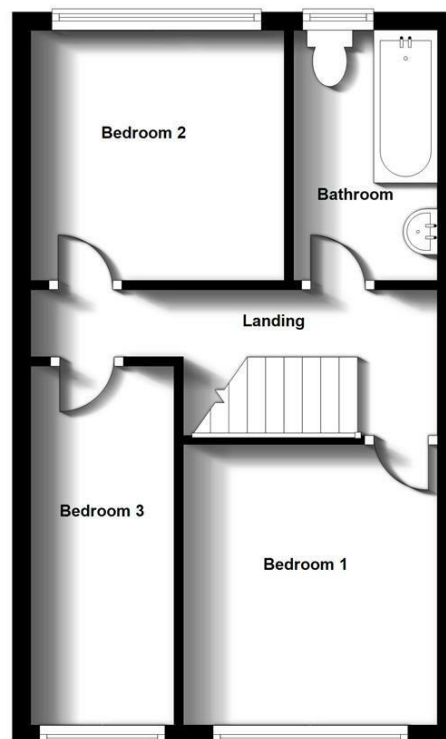
By appointment only through Crowhurst Gale Estate Agents
01788 522266



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	74	
(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		93
(81-91) B		
(69-80) C	76	
(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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