



Troubridge Walk, Rugby, Warwickshire
£205,000



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Crowhurst Gale Estate Agents are delighted to bring to the market this three bedroom semi detached property located in the popular residential area of Bilton. Close to local amenities and schooling for all ages. Briefly the accommodation comprises, entrance hall, cloakroom/w.c, lounge and kitchen/dining room to the ground floor. To the first floor there are three well proportioned bedrooms and a bathroom. Externally the property is accessed via a pedestrian walkway and has the benefit of a single garage accessed via a service road to the rear of the property. Early internal viewing is recommended.

Frontage

Lawned area with pathway to front door and around the side leading to the rear garden.

Entrance Hall

Double glazed front door, double glazed window to side, storage cupboard, stairs leading to top floor and access to all ground floor accommodation.

Cloakroom/WC

Wash hand basin and WC. Space for tumble dryer. Double glazed window to side.

Lounge 16'1" x 9'11" (4.91 x 3.04)

Electric fire with feature surround, double glazed window to front aspect and archway leading to kitchen/dining area.



Kitchen/Dining Room 16'0" x 8'6" (4.90 x 2.61)

One and a half sink and drainer and a range of base, drawer and wall units with worktops over, space for fridge/freezer, plumbing for washing machine, tiling to splash back areas, integral electric hob and oven with overhead extractor unit. Double glazed door to side leading to side access and garden, double glazed french doors to patio and garden areas.

Landing

Airing cupboard with hot water cylinder. Loft hatch and double glazed window to side. Doors to:

Bedroom One 10'2" x 13'1" (3.12 x 3.99)

Double glazed window to rear and fitted wardrobe.

Bedroom Two 7'11" x 9'11" (2.43 x 3.03)

Double glazed window to front.

Bedroom Three 9'11" x 7'9" max (3.03 x 2.38 max)

Double glazed window to front. Storage cupboard.

Bathroom

With suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level w.c. Coordinating tiled walls. Opaque double glazed window to the rear elevation.

Rear Garden

Patio area with low level brick wall. Lawned area with pathway leading to gravelled area, Garage and parking area.

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



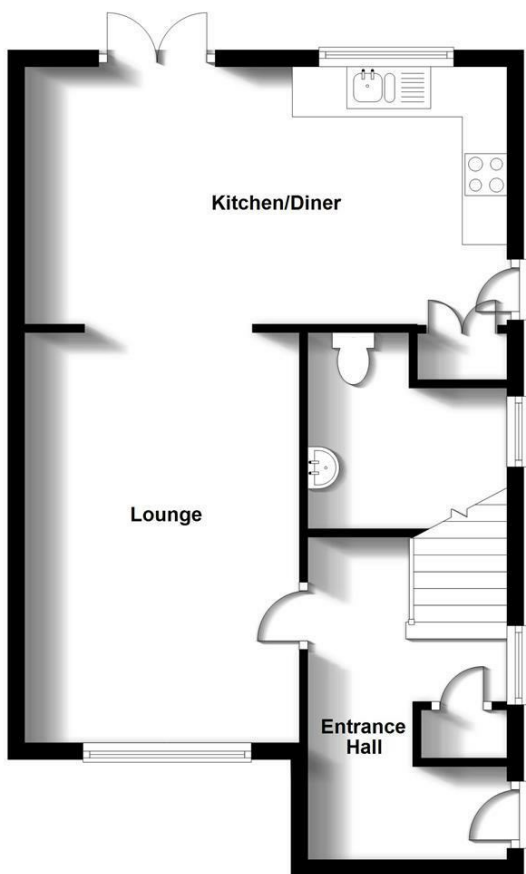
Tenure
Freehold

Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266

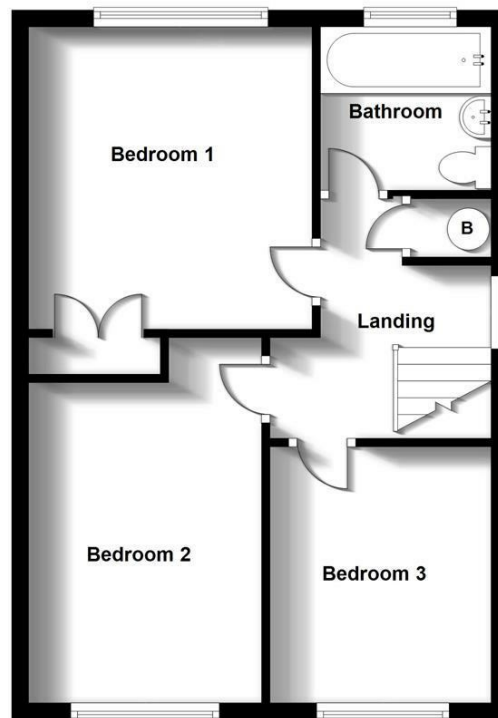
Tax Band
Tax Band:B



Ground Floor



First Floor



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		

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		

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