



Naseby Road, Rugby, Warwickshire
£177,500



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Crowhurst Gale present to market this semi detached property located in the sought after area of Southfields, Rugby. The property requires some modernisation making it an ideal first time buyer or investment. In brief the property comprises: entrance hall, lounge, kitchen, lean to and w.c to the ground floor. To the first floor there are two bedrooms and a bathroom. Further benefits include: double glazing, gas central heating, rear garden and off road parking to the front.

Frontage

Entrance Hall

Lounge 14'11" x 11'5" (4.55m x 3.49m)

Kitchen Area 11'3" x 7'10" (3.45m x 2.40m)

Lean - To 5'2" x 10'5" (1.58m x 3.18m)

Landing

Bedroom One 14'11" x 11'5" (4.56m x 3.49m)

Bedroom Two 8'11" x 11'1" (2.72m x 3.40m)

Bathroom 4'11" x 5'8" (1.51m x 1.74m)

Rear Garden



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 5NH

Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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