



Wood Street, Rugby, Warwickshire
Offers Over £170,000



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*****OPEN HOUSE - SATURDAY 2ND JULY 11:00 -13:00*****

Crowhurst Gale Estate Agents are pleased to offer for sale this two bedroom terrace property with parking and a large rear garden. This house would be an ideal investment or first time buy and is located close to the train station, town centre and offers easy access to major road networks. The property comprises of: Entrance hall, Lounge, Kitchen/Dining Room, Two bedrooms, Ground Floor Family bathroom, Rear garden and Off road parking. Early viewings of this property is recommended. Please call Crowhurst Gale Estate Agents on 01788 522266 to arrange viewings.

Frontage

Tarmacadam area with side boundary hedge and brick wall.

Entrance Hall

Stairs to first floor and door into:

Lounge 13'9" x 12'5" (4.21 x 3.80)

Double glazed window to front. Radiator.

Kitchen/Dining Room 7'4" x 15'4" (2.26 x 4.69)

A range of base and eye level units with work surface over. Four ring gas hob and built-in electric oven with extractor hood over. Free standing fridge/freezer. Space and plumbing for washing machine/dryer. Double glazed window to the rear. Door to:

Rear Lobby

Double glazed door to outside. Door to:



Bathroom

Double glazed window to side. Bath, wash basin and WC.

Bedroom One 16'8" x 9'11" (5.09 x 3.03)

Two double glazed window to front. Radiator.

Bedroom Two 15'7" x 7'7" (4.76 x 2.33)

Double glazed window to rear. Radiator. Cupboard housing gas boiler. Access to loft.

Rear Garden

Courtyard with storage out house to the immediate rear. Then, on crossing the back lane there is a large lawned area with various shrubs planted all enclosed with panel fencing.

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.

Local Authority

Rugby Borough Council

Tax Band

Tax Band: A

Tenure

Freehold

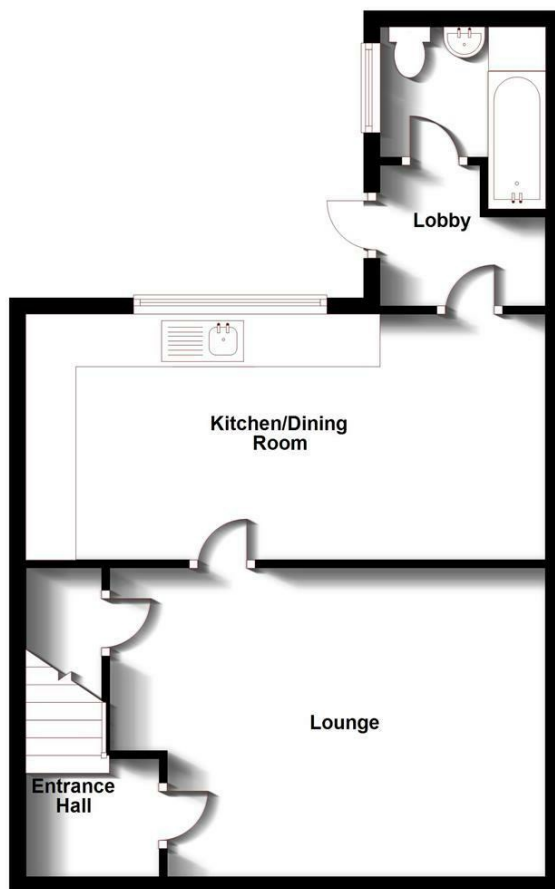
Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266

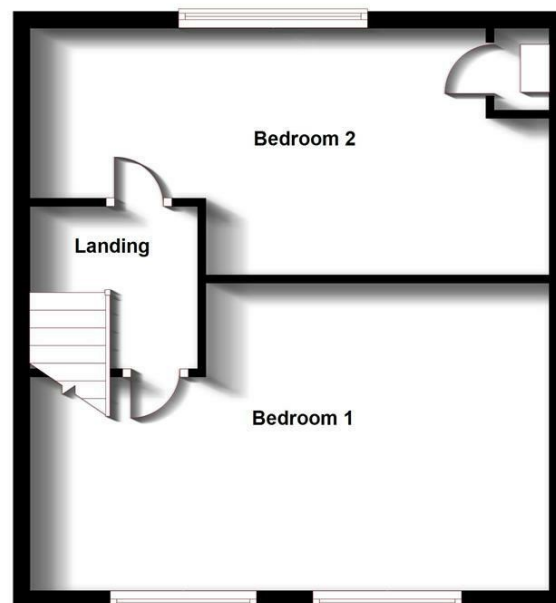




Ground Floor



First Floor



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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