



South Street, Town Centre, Rugby
Offers over £150,000



South Street, Town Centre, Rugby

Crowhurst Gale Estate Agents present to market this larger than average terraced property situated close to Rugby Town Centre and Rugby Train Station. In brief the property comprises: entrance hall, open plan lounge/diner, kitchen and four piece bathroom to the ground floor. To the first floor there are three double bedrooms. The property further benefits from double glazing, gas central heating and a rear garden. This property is an ideal first time purchase/investment. The property would benefit from some updating.

Frontage

Low level brick wall with gate leading to.

Entrance Hall

Enter via obscure double glazed front door. Wooden door into:

Open Plan Lounge/Diner 30'4" x 12'5" (9.27m x 3.80m)

Double glazed bay window to the front aspect. Double glazed window to the rear aspect. Two radiators. Stairs rising to the first floor. Door to:

Kitchen 14'0" x 7'8" (4.27m x 2.34m)

Obscure double glazed door to the rear garden. Double glazed window to the side aspect. A range of eye and base level units with work top surfaces, inset stainless steel sink with drainer. Tiled splash backs. Fitted four ring gas hob with oven below. Space and plumbing for washing machine. Space for fridge/freezer. Door to:



Bathroom 7'8" x 6'0" (2.34m x 1.85m)

Obscure double glazed window to the rear aspect. A fully tiled suite comprising: enclosed shower cubicle, bath. Low level w.c, wash hand basin. Radiator.

First Floor Landing

Access to loft space. Radiator. Doors to:

Bedroom One 13'6" x 12'5" (4.14m x 3.79m)

Double glazed bay window to the front aspect, radiator.

Bedroom Two 13'3" x 7'8" (4.06m x 2.35m)

Double glazed window to the rear aspect, radiator.

Bedroom Three 10'0" x 9'7" (3.05m x 2.93m)

Double glazed window to rear aspect, radiator.

Rear Garden

Low maintenance rear garden with courtyard then opening into paved patio 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

Tax Band

Tax Band: B

Tenure

Freehold

Directions For Sat Nav

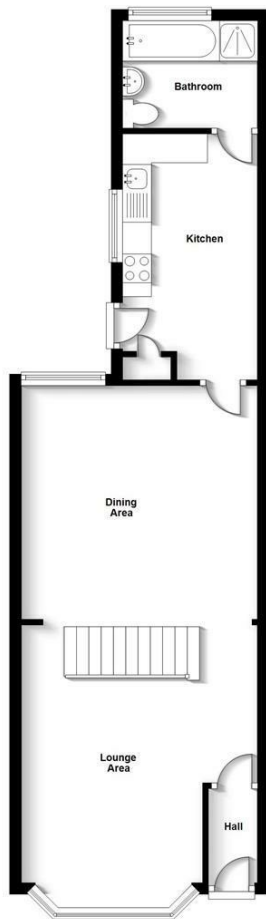
Directions For Sat Nav: CV21 3SF

Viewing

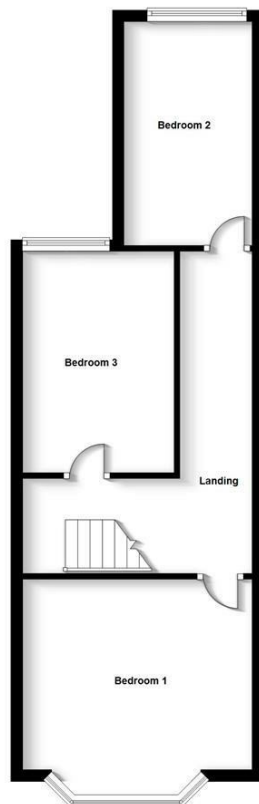
By appointment only through Crowhurst Gale Estate Agents
01788 522266



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		85
		67
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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