



**Chaucer Road, Hillside, Rugby**  
**Offers over £320,000**





# Chaucer Road, Hillside, Rugby

Crowhurst Gale Estate Agents are pleased to present to market this detached home situated in the sought after area of Hillside, Rugby. In brief the property comprises: entrance porch, entrance hall, lounge, dining room, kitchen, utility and cloakroom to the ground floor. To the first floor there are three double bedrooms and a bathroom. This property further benefits from gas central heating, double glazing, generous rear garden, off road parking and a garage. This property is offered with no chain.

## Frontage

Blocked paved drive providing off road parking. Access to garage via up and over door. Access to rear garden via side timber gate. Gravel area with various plants and shrubs.

## Entrance Porch

Enter via Upvc obscure double glazed front door with further window to the front and side aspect.

## Entrance Hall

Enter via wooden glazed door and further wooden glazed windows to the side. Stairs rising to the first floor. Door to understairs storage cupboard. Radiator. Doors to:

## Cloakroom

Upvc obscure double glazed window to the side aspect. Low level w.c, wash hand basin. Radiator.

## Lounge 16'5" x 13'8" (5.02m x 4.17m )

Upvc double glazed window to the front aspect. Feature gas fire with brick wall, wooden surround and marble effect hearth. T.V aerial point, wall lights, radiator. Door into:





**Dining Room 11'6" x 10'9" (3.52m x 3.29m)**

Upvc double glazed sliding patio doors onto the rear garden. Two Radiators. Door into:

**Kitchen 11'6" x 10'4" (3.53m x 3.17m)**

Upvc double glazed window 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 mixer tap over and drainer. Tiled splash backs. Fitted dishwasher. Space for cooker. Space for fridge/freezer. Radiator, door into:

**Utility Room 8'5" x 8'2" (2.57m x 2.49m)**

Upvc double glazed door onto the rear garden. Upvc double glazed window to the rear aspect. Eye and base level units with work top surfaces, inset stainless steel sink with drainer. Tiled splash backs. Space for washing machine and tumble dryer. Wall mounted gas boiler. Radiator.

**First Floor Landing**

Upvc double glazed window to the rear aspect. Doors to storage cupboard housing the hot water tank. Access to loft space. Doors to:

**Bedroom One 12'7" x 12'4" (3.84m x 3.77m)**

Upvc double glazed window to the rear aspect. Radiator. Two sets of fitted wardrobes.

**Bedroom Two 13'3" x 9'6" (4.05m x 2.92m)**

Upvc double glazed window to the front aspect. Radiator, two sets of fitted wardrobes.

**Bedroom Three 9'10" x 8'8" (3.01m x 2.66m)**

L shaped room with Upvc double glazed window to the front aspect. Radiator, door to storage cupboard.

**Bathroom 11'7" x 6'5" (3.55m x 1.98m)**

Upvc obscure double glazed window to the rear aspect. A fully tiled suite comprising: bath with shower fitted over. Low level w.c, wash hand basin. Radiator.

**Rear Garden**

A generous enclosed rear garden with paved patio area. Lawn with various planting areas. There is then to the side of the property a further lawn area and patio. Green house and vegetable plot. Outside tap, garden shed. Timber gate to the side giving access to frontage.

**Garage**

Access via up and over door.

**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: E

**Tenure**  
Freehold

**Directions For Sat Nav**  
Directions For Sat Nav: CV22 5RP

**Viewing**  
By appointment only through Crowhurst Gale Estate Agents 01788 522266

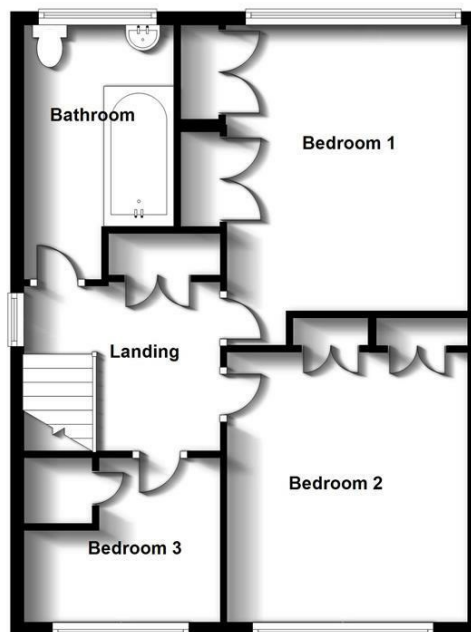




Ground Floor



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			
England & Wales		68	82
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		66	80
	EU Directive 2002/91/EC		

31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ  
 Tel: 01788 522 266  
 property@crowhurst-gale.co.uk  
 www.crowhurst-gale.co.uk

