



Laburnum Grove, Rugby, Warwickshire
Offers over £170,000



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OPEN HOUSE 21st OCTOBER 1PM - 2PM - Call Crowhurst Gale to book your appointment 01788 522266.

A mid terraced property situated close to local amenities and a regular bus service to Rugby Town Centre. In brief the property comprises: entrance hall, lounge, kitchen/diner to the ground floor. To the first floor there are three well proportioned bedrooms and a family bathroom. Further benefits include Upvc double glazing, gas central heating, rear garden and off road parking to the front.

Frontage

Off road parking. Access to rear garden via side timber gate. Raised flower and shrub beds. Railway sleeper steps up to:

Entrance Hall

Enter via Upvc obscure double glazed front door with windows to either side. Stairs rising to the first floor, radiator. Doors to:

Lounge 13'9" x 12'7" (4.20m x 3.85m)

Upvc double glazed bow window to front aspect. Feature fireplace with wooden surround. T.V aerial point, radiator.

Kitchen/Diner 20'7" x 8'8" (6.28m x 2.66m)

Upvc double glazed french doors onto rear garden. Upvc double glazed window to rear aspect. A range of eye and base level units with work top surfaces, inset one and a half stainless steel sink with drainer and mixer tap over. Tiled splash back areas. Built in electric hob with extractor over. Built in double electric fan assisted oven. Space and plumbing for washing machine. Space for fridge/freezer, tumble dryer. Wall mounted gas combi boiler. Radiator.



First Floor Landing

Access to loft space. Door to cupboard with shelving. Doors to:

Bedroom One 14'5" x 8'8" (4.40m x 2.66m)

Upvc double glazed window to rear aspect. Fitted wardrobe. T.V aerial point, radiator.

Bedroom Two 10'11" x 10'8" (3.34m x 3.27m)

Upvc double glazed window to front aspect. Radiator.

Bedroom Three 11'10" x 7'3" (3.61m x 2.22m)

Upvc double glazed window to front aspect. Door to over stairs storage cupboard, radiator.

Bathroom 8'1" x 5'6" (2.48m x 1.68m)

Upvc obscure double glazed window to rear aspect. A part tiled suite comprising: panelled bath with electric shower fitted over. Vanity unit with inset wash hand basin. Low level W.C, heated towel rail.

Rear Garden

Enclosed rear garden with paved patio area. Lawn area with raised flower beds. Door to outbuildings with W.C and storage having light and power connected. Outside tap and outside electric point. Side timber pedestrian gate giving access to frontage.

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

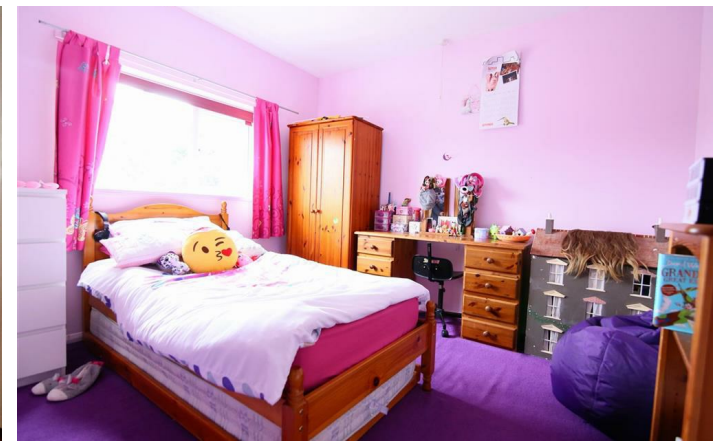
Freehold

Directions For Sat Nav

Directions For Sat Nav: CV22 7QB

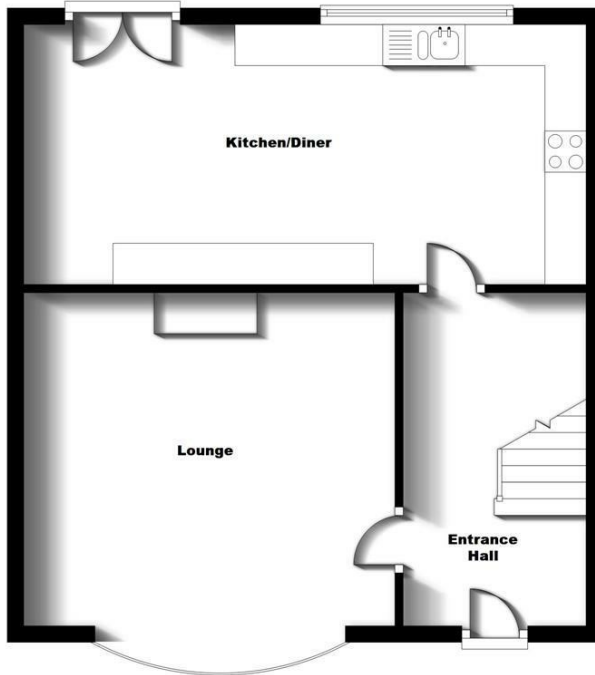
Viewing

By appointment only through Crowhurst Gale Estate Agents 01788 522266

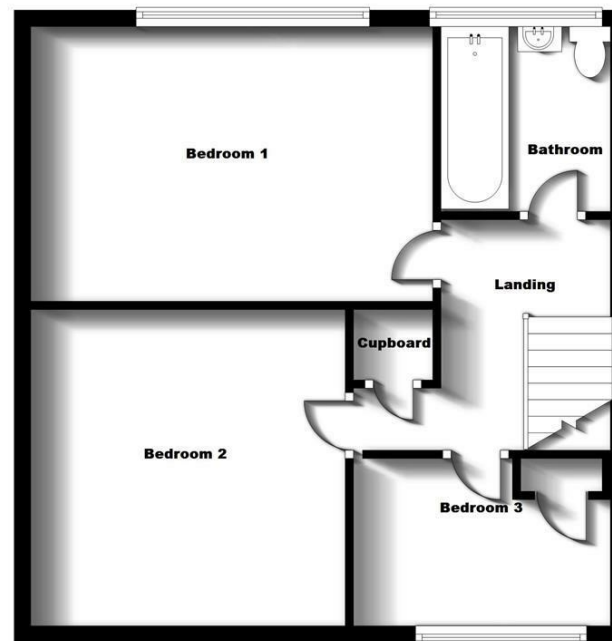




Ground Floor



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		72	87
	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		70	86
	EU Directive 2002/91/EC		

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