Claremont Road, Rugby, Warwickshire
Offers over £230,000

crowhurst gale

Claremont Road, Rugby, Warwickshire

Crowhurst Gale are very pleased to offer for sale this spacious, well presented, three bedroom terrace town house. The property is situated in the popular Claremont Road of Rugby Town, the current owner has updated the property to a high standard whilst retaining many of the original character features. It is within walking distance of Rugby railway station, Rugby town centre and is also convenient for local shops, and local schooling. The property is built of brick with a tiled roof and has the benefit of gas fired central heating to radiators and fitted double glazed sash windows. The property is in excellent order throughout with accommodation which briefly comprises: entrance hall, sitting room, dining room , breakfast/kitchen to the ground floor. Three well proportioned bedrooms and family bathroom to the first floor. Outside has a well stocked enclosed rear garden. A viewing is advised to appreciate this beautifully finished home.

Frontage
Small boundary hedge with gate and pathway to front door.

Entrance Porch
Herringbone tiled flooring, glazed door into :

Entrance Hallway
Continuation of Herringbone tiled flooring, stairs to first floor, Dado rail and doors leading to:

Sitting Room 13'6" x 10'6" (4.12 x 3.22)
Double glazed sash bay window to front, gas living flame fireplace with wooden surround and stone hearth. Radiator. Decorative arch with book shelving.

Dining Room 12'9" x 10'8" (3.91 x 3.26)
Double glazed sash bay window to rear. Fireplace with inset cast iron log burner. Radiator. Under stairs store cupboard. Stripped floor boards.

Kitchen/Breakfast 26'4" x 8'10" (8.03 x 2.71)
Recently fitted kitchen comprising: Two double glazed windows to side. Double glazed 'French' doors leading to outside patio and rear garden. One and a half bowl sink and drainer and mixer tap fitted over and base unit underneath, further base and full length units and work surfaces. Built in Electric four ring hob and extractor hood, electric oven, microwave oven, dishwasher, washing machine and fridge/freezer. Breakfast bar. Space for dining table. Radiator. Spot lighting.

First Floor Landing
Access to loft space. Storage cupboard. Doors leading to:

Bedroom One 15'8" x 10'11" (4.80 x 3.34)
Feature cast iron fireplace. Two double glazed sash windows to front. Radiator. Storage cupboard.

Bedroom Two 12'8" x 10'4" (3.88 x 3.15)
Feature cast iron fireplace. Double glazed window to rear. Radiator.

Bedroom Three 12'2" x 8'11" (3.71 x 2.74)
Double glazed sash windows to rear. Radiator. Laminate flooring.

Bathroom 10'4" x 5'9" (3.15 x 1.76)
Double glazed window to side. Panelled bath with shower attachment. WC. Wash hand basin. Radiator.

Rear Garden
Laid to lawn with patio area and pathway leading to a timber summer house. Access is gained via the side of the property.

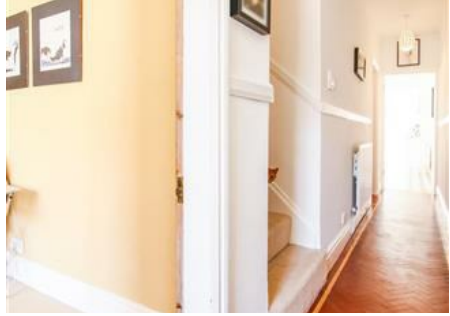
Market Appraisal
If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

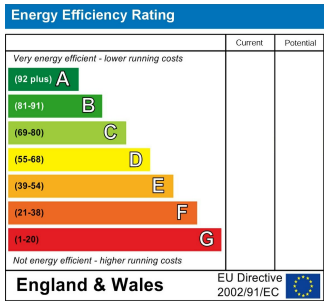
Mortgage Services
Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

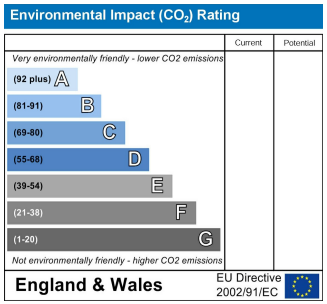
Conveyancing Services
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

Local Authority
Rugby Borough Council

Tax Band
Tax Band: B







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