



Tennyson Avenue, Rugby, Warwickshire
£229,950



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This two bedroom semi detached bungalow is situated on a large plot in quiet cul-de-sac in Tennyson Avenue which leads off Shakespeare Gardens being convenient for local shops, schooling for all ages and bus service to Rugby town centre. The property also benefits from gas central heating to radiators, double-glazed windows and accommodation briefly comprising: entrance porch, entrance hall, lounge, kitchen, utility room two bedrooms, conservatory and shower room. Outside has parking to the front, store/garage and a beautifully landscaped , private rear garden.

Front Garden & Parking

Front garden providing parking for two cars.

Covered Porch

Tiled floor. Front door to:

Entrance Hall

With built in cupboard housing gas combination boiler. Access via foldaway ladder to insulated roof space. Radiator. Doors

Lounge 14'4" x 11'11" (39'4"ft 0"0" in) (4.39m x 3.65m (12ft 0in))

With coal effect gas fire in tiled fireplace and marble surround and hearth. Double-glazed bay window to front. Double radiator.



Kitchen 9'5" x 8'5" (2.89m x 2.57m)

Fitted kitchen with stainless steel sink unit with mixer tap, range of base and wall units further Welsh dresser type kitchen unit. space for gas cooker, space for slimline dishwasher, work surfaces and ceramic wall tiling. Tiled flooring. Double glazed windows and glazed door to utility room.

Utility Room 5'2" x 8'10" (1.60 x 2.70)

Space for fridge/freezer. Space and plumbing for washing machine. Kitchen units. Worktop surfaces. Tiled flooring.

Bedroom One 12'3" x 11'3" (3.74m x 3.45m)

With double-glazed window. Radiator.

Bedroom Two/Dining Room 11'3" x 8'2" (3.43m x 2.51m)

With double-glazed patio doors to conservatory. Coving to ceiling. Radiator.

Conservatory 7'10" x 9'11" (2.40 x 3.03)

Currently being used as a craft/hobby room and office. Constructed of uPVC panels and double glazed windows.

Shower room 7'1" x 6'0" (2.16 x 1.84)

With fully tiled shower cubicle, Vanity unit with wash hand basin, low flush WC. Ceramic wall tiling. Double-glazed window. Radiator.

Rear Garden

The rear garden has been lovingly landscaped by the current owners. the well stocked has an abundance of shrubs and trees with various seating areas, a veranda, summerhouse and garden shed. Store with power and light.

Market Appraisal

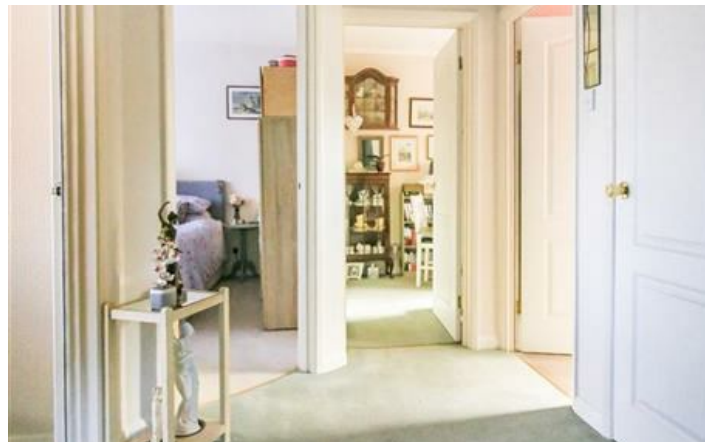
If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

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.

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.



Tenure
Freehold

Local Authority
Rugby Borough Council

Tax Band
Tax Band:C

Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266



Ground 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	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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