



Norton Leys, Hillside, Rugby
£225,950



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Crowhurst Gale Estate Agents are pleased to present to market this modern and well present semi detached home situated in the sought after area of Hillside, Rugby located close to local amenities including Sainsburys Superstore. In brief the property comprises: entrance hall, lounge/dining room, recently fitted kitchen and shower room and three bedrooms. Outside is a good size paved driveway which provides access to a single detached garage and a private rear garden with patio and lawn.

Front Garden

Paved providing parking and turning space. Access to a single detached garage. Courtesy lighting.

Entrance Hall

Enter via a uPVC double glazed door. Radiator. Stairs rising to first floor. Under-stairs storage cupboard with electric consumer unit and meters.

Lounge/Dining Room 15'3" x 10'0" (4.65 x 3.06)

Double door and window to rear aspect. Radiator.

Kitchen 7'9" x 7'6" (2.38 x 2.30)

Double glazed window to rear aspect. Radiator. A range of modern fitted units both base and wall mounted with a roll top work surface. Inset stainless steel sink with mixer taps and drainer. Integrated oven with four ring gas hob and extractor fan. Space for washing machine and upright fridge freezer.



Bedroom Two 8'7" x 11'11" (2.63 x 3.64)

Double glazed window to front aspect. Radiator.

Bedroom Three 8'11" x 7'6" (2.72 x 2.31)

Double glazed window to front aspect. Radiator.

First Floor Landing

Double glazed window to side aspect. Storage area and access to eaves storage. Loft hatch.

Bedroom One 16'7" x 11'4" (5.08 x 3.47)

Double glazed window to front aspect. Radiator. Eaves storage.

Shower Room 6'8" x 6'2" (2.04 x 1.90)

Double glazed window to side aspect. Radiator. Recently-fitted suit with shower cubicle with mains power shower. Low flush wc. Wash hand basin with vanity unit below. Airing cupboard with wall mounted combination boiler. Ceramic tiling. Extractor fan.

Garage 18'3" x 8'11" (5.57 x 2.72)

With lighting, electricity and wooden double opening doors.

Rear Garden

The private rear garden has a slabbed patio area, step up to a lawned area and further decking and gravelled area to the rear of the garden.

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.

Local Authority

Rugby Borough Council

Tenure

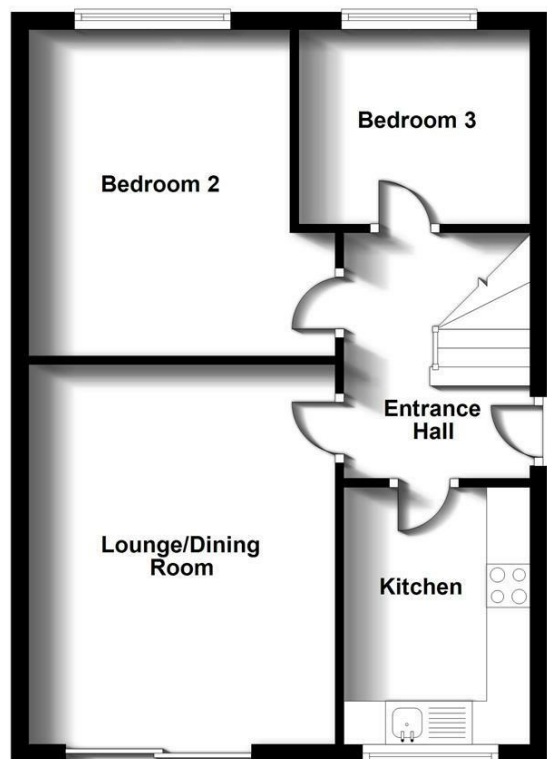
Freehold

Tax Band

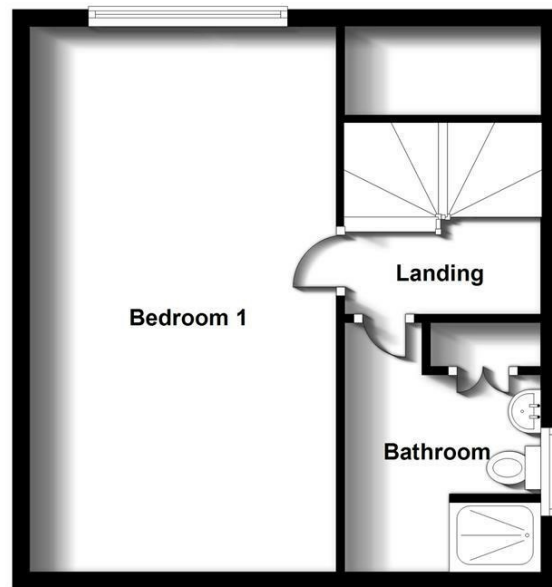
Tax Band: C



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		61	87
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		56	85
	EU Directive 2002/91/EC		

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