



Grasmere Close, Rugby, Warwickshire
Offers over £200,000



Grasmere Close, Rugby, Warwickshire

Crowhurst Gale Estate Agents are pleased to present to market this semi detached property which is situated close to local amenities, schooling and major road links. In brief the property comprises: entrance hall, lounge, dining room, kitchen and cloakroom to the ground floor. To the first floor there are three DOUBLE bedrooms and a bathroom. The property further benefits from: Upvc double glazing, gas central heating, off road parking and a enclosed rear garden. To view please call 01788 522266

Frontage

Blocked paved drive for several vehicles. Enclosed with wooden picket fence with gate. Various plants and shrubs.

Entrance Hall

Enter via part double glazed front door. Stairs rising to the first floor. Door to storage cupboard. Radiator. Doors to:

Cloakroom

Upvc obscure double glazed window to the front aspect. Fully tiled to the walls. Low level w.c, wash hand basin.

Lounge 13'6" x 11'8" (4.12m x 3.58m)

Upvc double glazed window to the front aspect. T.V aerial point, radiator. Door to:

Dining Room 10'6" x 9'5" (3.22m x 2.89m)

Upvc double glazed french doors onto the rear garden with windows to either side. Radiator. Opening into:



Kitchen 12'8" max narrowing to 9'8" x 9'4" (3.87m max narrowing to 2.95m x 2.86)

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 sink with drainer and mixer tap over. Tiled splash backs. Fitted slim line dishwasher. Space for cooker with extractor over. Space for fridge/freezer. Space and plumbing for washing machine and further space for tumble dryer. Doors to two storage cupboards, radiator.

First Floor Landing

Upvc obscure double glazed window to the side aspect. Access to loft space with pull down ladder. Door to cupboard housing the gas combi boiler and shelving above. Doors to:

Bedroom One 12'9" 11'8" (3.90m 3.58m)

Upvc double glazed window to the rear aspect, radiator.

Bedroom Two 13'6" x 8'6" (4.12m x 2.60m)

Upvc double glazed window to the front aspect, radiator. Door to cupboard.

Bedroom Three 11'7" x 9'7" (3.54m x 2.94m)

Upvc double glazed window to the rear aspect, radiator.

Bathroom 6'6" x 5'6" (2.00m x 1.68m)

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

Rear Garden

Enclosed rear garden with paved area. Access to the side via timber gate onto further communal parking area. Lawn area with outside store. Raised wooden decking area with wooden summer house.

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:

Tenure

Freehold

Directions For Sat Nav

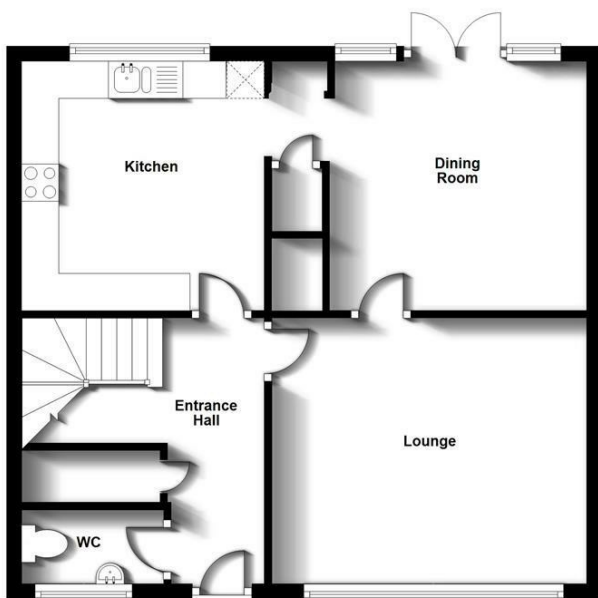
Directions For Sat Nav: CV21 1LN

Viewing

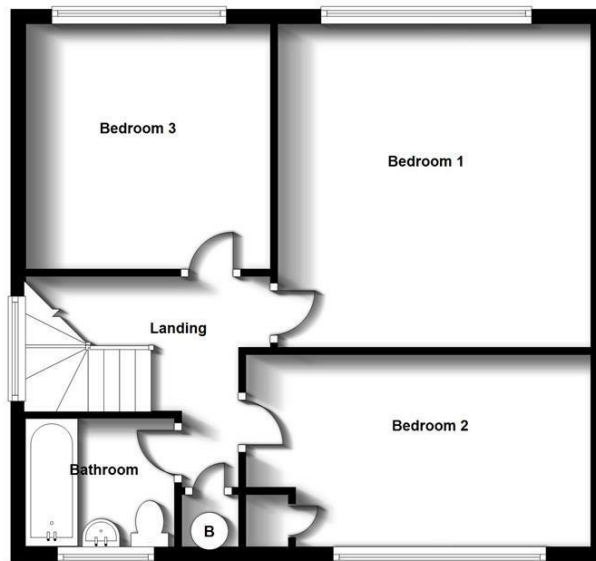
By appointment only through Crowhurst Gale Estate Agents 01788 522266



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	80	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	75	85
	EU Directive 2002/91/EC	

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