



**Oberon Close, Woodlands, Rugby**  
**Offers over £190,000**



# Oberon Close, Woodlands, Rugby

Crowhurst Gale Estate Agents are pleased to present to market this semi detached bungalow in the sought after Woodlands area, conveniently located for the Sainsbury's super store along with a regular bus service to Rugby Town Centre. In brief the property comprises: entrance hall, kitchen, lounge/diner, inner lobby, two bedrooms and a shower room. The property further benefits from Upvc double glazing, gas central heating, low maintenance, front and rear gardens, garage and off road parking. This property is offered with NO CHAIN and is available to view today.

## Frontage

Off road parking with wooden gates leading to garage and rear garden. Paved areas with various plants and shrubs. Storm porch.

## Entrance Hall

Enter via part double glazed Upvc door. Door to cupboard, coving to ceiling. Doors to:

## Kitchen 9'8" x 7'7" max (2.97m x 2.33m max)

Upvc double glazed door to the side aspect. A Upvc double glazed window to the side aspect. A range of eye and base level units with work top surfaces, inset sink with double drainer. Tiled splash back areas. Space and plumbing for washing machine, space for cooker, space for fridge/freezer. Door to cupboard housing hot water tank and shelving above. Door to pantry. Serving hatch. Radiator.



**Lounge/Diner 18'2" x 10'2" (5.54m x 3.11m )**

Upvc double glazed window to the front aspect. Gas fire with back boiler. Coving to the ceiling. Telephone point, radiator. Door to:

**Inner Lobby**

Access to loft space with pull down ladder. Doors to:

**Bedroom One 14'11" max x 9'0" (4.55m max x 2.75m)**

Upvc double glazed window to the rear aspect. Door to wardrobe with hanging rail and shelf. Radiator. Coving to ceiling.

**Bedroom Two 11'6" x 8'11" (3.51m x 2.72m )**

Upvc double glazed window to the rear aspect. Doors to fitted wardrobes. Radiator. Coving to ceiling.

**Shower Room 6'5" x 5'6" (1.96m x 1.68m )**

Upvc obscure double glazed window to the side aspect. A part tiled suite comprising: enclosed shower cubicle, wash hand basin, low level W.C. Radiator with heated towel rail over. Tiled flooring. Wall mounted electric heater.

**Rear Garden**

Enclosed low maintenance garden with paved patio area. various plants and shrubs.

**Garage 17'10" x 8'5" (5.45m x 2.59m)**

Access via up and over door. Power and light connected. Window to the side aspect.

**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: C

**Tenure**

Freehold

**Directions For Sat Nav**

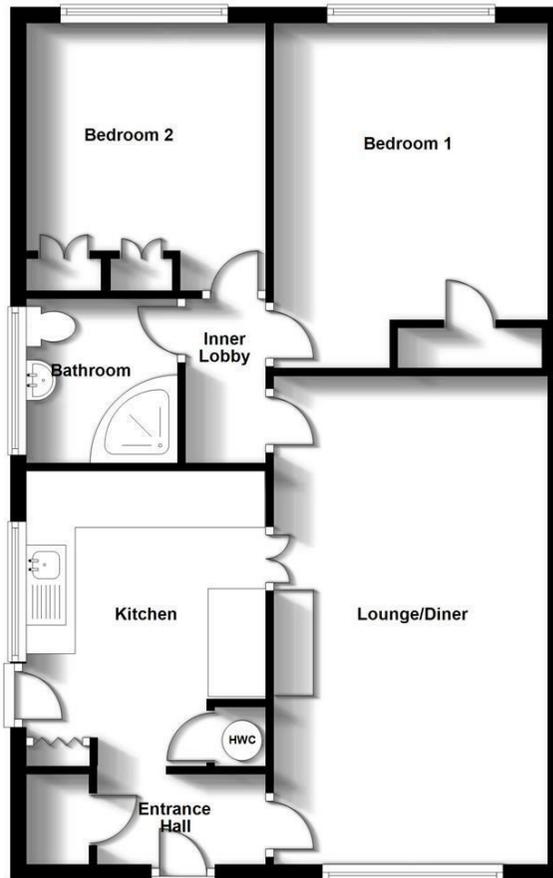
Directions For Sat Nav: CV22 6LZ

**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266



**Ground Floor**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>62</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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