



**Jubilee Street, Rugby, Warwickshire**  
**Guide price £169,000**



# Jubilee Street, Rugby, Warwickshire

Crowhurst Gale are pleased to present to market this two bedroom Victorian terraced property, which is located close to Rugby Town Centre , with access to all main motorway links , schools and amenities.

The Property benefits from gas central heating, double glazing, lounge , kitchen/dining room, utility area ground floor W.C, first floor shower room and two bedrooms.

Outside the property there is a court yard garden a further garden and a single garage .

The property is offered with NO CHAIN and is an ideal first time or investment purchase.

## Entrance

Via half glazed Upvc door to front aspect, inner lobby housing meters and fuse box. Half glazed door leading to :

## Lounge 12'6" x 14'3" (3.82 x 4.36)

Upvc double glazed window to front aspect, radiator, dado rail, free standing feature fire place with electric fire.

## Kitchen/Dining room 12'5" x 10'4" (3.80 x 3.17)

Upvc double glazed window and door to rear aspect, range of base and eye level units, stainless steel sink with drainer and mixer tap, electric free standing cooker with extractor hood, under stairs cupboard.

## Utility Area

Upvc double glazed window and half glazed door to side aspect. Plumbing and space for washing machine, space for tumble dryer.





**W.C**

Upvc double glazed window to rear, radiator and low level W.C.

**Landing**

Loft Access and doors to rooms.

**Bedroom One 12'6" x 14'6" (3.83 x 4.42)**

Upvc double glazed window to front aspect, radiator, coving to ceiling, cupboard with hanging rail.

**Bedroom Two 6'9" x 10'10" (2.08 x 3.32)**

Upvc double glazed window to rear aspect, radiator, airing cupboard housing boiler.

**Shower room**

Upvc double glazed window to rear aspect, radiator, shower cubicle with mains shower, low level W.C , vanity style sink unit with sink.

**Outside Property**

Court yard garden enclosed by a low retaining brick wall, outside light, tap, paved pathway and gravel area, further garden with shed, green house , gravelled area and single garage with 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.

**Local Authority**

Rugby Borough Council

**Tax Band**

Tax Band: A

**Tenure**

Freehold

**Directions For Sat Nav**

Directions For Sat Nav:

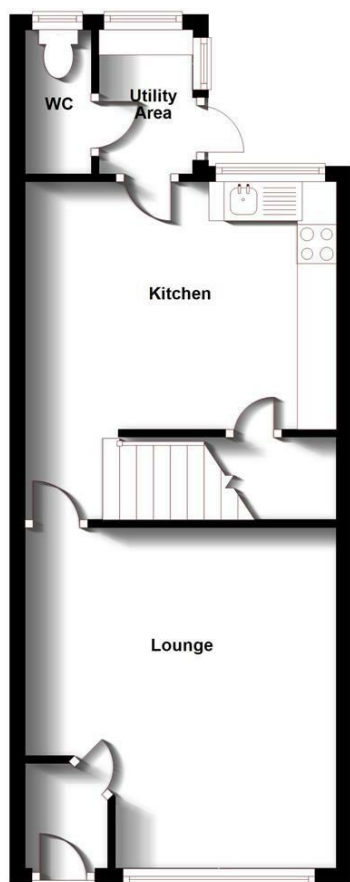
**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266

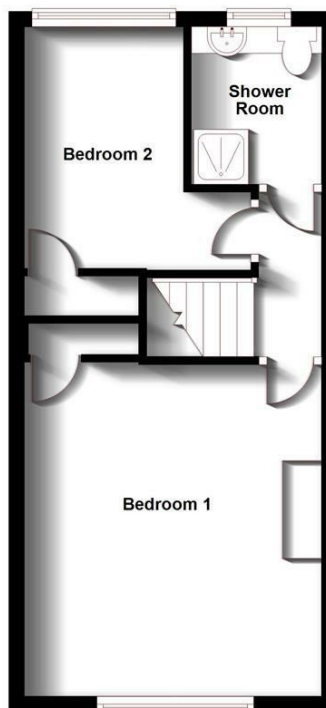




Ground Floor



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	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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