



Windsor Street, Rugby, Warwickshire
Offers Over £240,000



Windsor Street, Rugby, Warwickshire

Crowhurst Gale Estate Agents are pleased to present to market this spacious mid terraced property conveniently situated for all local amenities to include local shops and stores, Rugby town centre and Rugby Railway Station. In brief the property comprises: entrance hall, lounge, kitchen/diner, bathroom, utility room and bedroom four to the ground floor. To the first floor there are three further bedrooms and a bathroom. The property also benefits from Upvc double glazing, gas central heating and a rear courtyard garden. The property is offered with no onward chain and would make an ideal first time buyer or investment.

Entrance Hall

Enter via part double glazed door. Stairs rising to the first floor, radiator. Door to:

Lounge 13'0" into bay x 10'9" (3.98m into bay x 3.29m)

Upvc double glazed bay window to the front aspect, radiator. Feature gas fire.

Kitchen/Diner 14'3" max x 10'8" (4.36m max x 3.27m)

Upvc double glazed door to the rear garden. A range of eye and base level cupboards with work top surfaces, inset one and a half stainless steel sink with drainer and mixer tap over. Wall mounted gas combi boiler. Space for 'Rangemaster' cooker with exposed brick work and oak beam above. Lime stone flooring with electric under floor heating. Access to under stairs storage.



Inner Hallway

Doors to:

Bathroom 7'1" x 6'5" (2.18m x 1.97m)

Upvc obscure double glazed window to the side aspect. A part tiled suite comprising: bath, vanity unit with inset wash hand basin, w.c. Heated towel rail.

Utility Room 8'5" x 7'0" (2.58m x 2.14m)

Upvc double glazed window to the side aspect. Space and plumbing for washing machine, space for tumble dryer. Work top surface. Radiator.

Bedroom Four 10'0" x 9'9" (3.06m x 2.98m)

Upvc double glazed window to the rear aspect, radiator.

First Floor Landing

Split level landing with access to the loft space. Doors to:

Bedroom One 15'7" x 13'0" into bay (4.77m x 3.97m into bay)

Upvc double glazed bay window to the front aspect, radiator.

Bedroom Two 17'3" max x 9'11" (5.28m max x 3.04m)

Upvc double glazed window to the rear aspect, radiator.

Bedroom Three 9'11" x 10'9" (3.03m x 3.28m)

Upvc double glazed window to the rear aspect, radiator. Feature cast iron fireplace.

Bathroom 11'5" x 6'3" (3.49m x 1.91m)

Two obscure double glazed windows to the side aspect. Suite comprising: Victorian roll top bath with mixer tap over and shower attachment. Low level w.c, wash hand basin with tiled splash back area. Heated towel rail.

Rear Garden

Enclosed low maintenance rear garden. Paved path with planting border. Raised wooden decked area. Access to the frontage via side gate.

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.

Local Authority

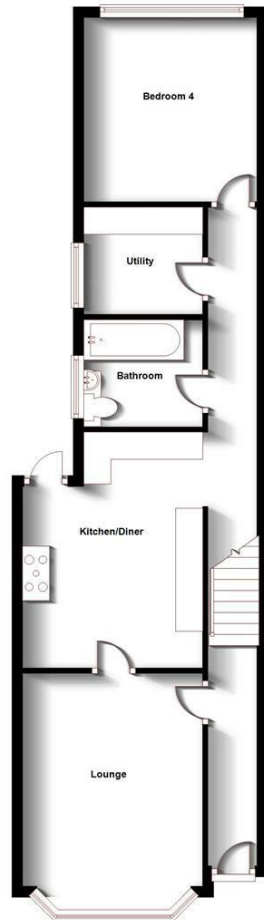
Rugby Borough Council

Tax Band

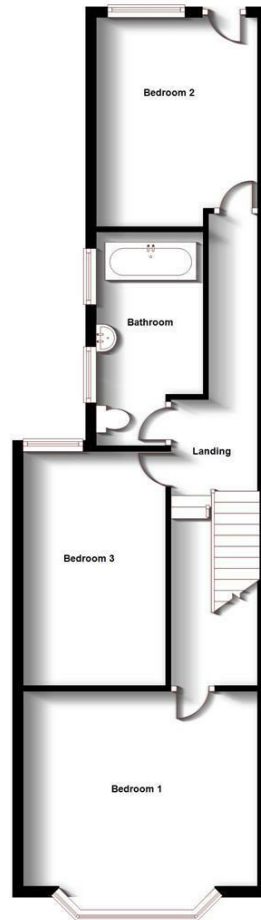
B



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 (CO₂) 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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