



Hibbert Close, Rugby, Warwickshire
£310,000



Hibbert Close, Rugby, Warwickshire

Crowhurst Gale Estate Agents are pleased to present this well presented ,semi detached property in a sought after residential area. In brief the property comprises: entrance hall, lounge/dining room and kitchen to the ground floor. To the first floor there are three bedrooms and a shower room. The property benefits from gas central heating, double glazing, very well presented rear garden and off road parking to the front. No chain.

To view Call Crowhurst Gale 01788 52 22 66

Entrance Hall

Stairs to first floor landing. Under stairs storage cupboard. Radiator. Doors leading to:

Property Frontage

Block paved parking for approximately three vehicles. Garden wall. Access to the side and rear of the property.

Lounge/Dining Room

Open Plan Room

Dining Area 10'6" x 11'9" (3.21 x 3.59)

Double glazed doors to rear garden. Radiator. Archway through to:

Lounge Area 12'0" x 12'7" (3.66 x 3.84)

Half bay double glazed window to the front aspect. Gas fire. Radiator.



Kitchen 8'7" x 7'10" (2.62 x 2.41)

Double glazed window to the rear and side aspect. Double glazed door to the side into the Utility. A range of eye and base level units with work top surfaces, inset sink with drainer and mixer tap over. Tiled splash backs. Space for cooker and dishwasher.

Utility 12'6" x 5'1" (3.82 x 1.56)

Double glazed units to three sides with door leading into the rear garden. Space for fridge and freezer. Kitchen units with worktop surface. Electric heater.

First Floor Landing

Double glazed window to side aspect. Radiator. Access to loft space. Doors to:

Bedroom One 10'2" x 14'10" (3.12 x 4.54)

Double glazed half bay window to the front aspect. Radiator. Fitted furniture.

Bedroom Two 11'9" x 10'3" (3.60 x 3.13)

Double glazed window to the rear aspect. Radiator. Fitted furniture.

Bedroom Three 8'9" x 8'2" (2.67 x 2.51)

Double glazed window to the front aspect. Radiator. Fitted furniture.

Shower Room (Wet Room)

Double glazed window to the rear aspect. Towel radiator. Mains power shower and screen. Wash Hand basin and WC

Rear Garden

A well stocked and well loved rear garden which is mainly laid to lawn with two patio areas, garden shed and storage out 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.

Local Authority

Rugby Borough Council

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.

**Tax Band**

Tax Band: C

Tenure

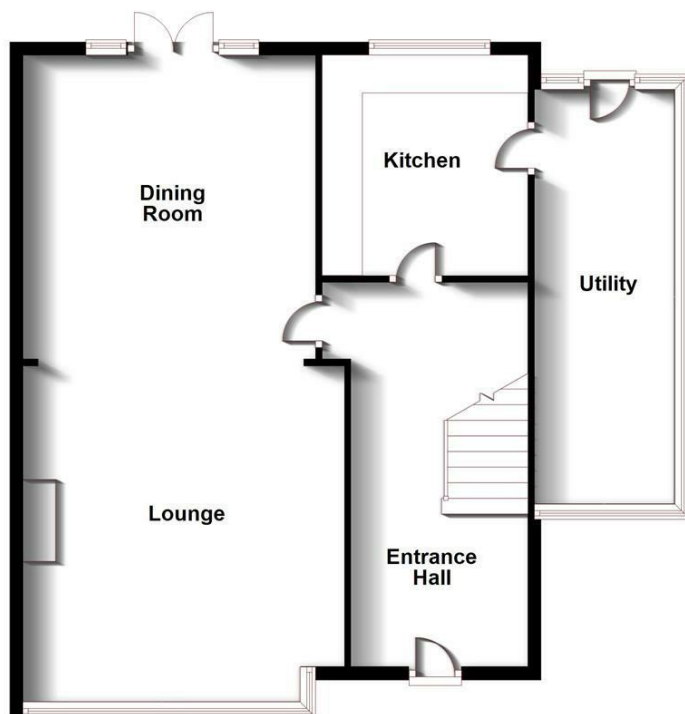
Freehold

Viewing

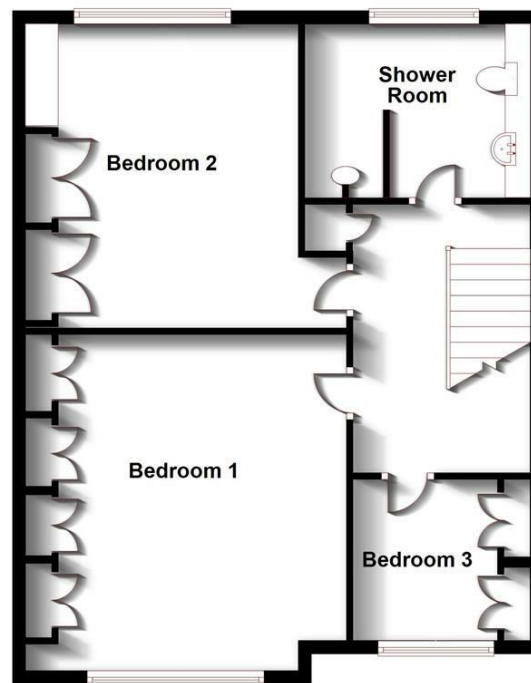
By appointment only through Crowhurst Gale Estate Agents
01788 522266



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	76

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	EU Directive 2002/91/EC	

31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ
 Tel: 01788 522 266
 property@crowhurst-gale.co.uk
 www.crowhurst-gale.co.uk

