



Addison Road, Rugby, Warwickshire
Offers Over £195,000



Addison Road, Rugby, Warwickshire

VIEWING DAY 18TH JUNE -10AM -12PM - by appointment only 01788 522266.

Crowhurst Gale Estate Agents are pleased to present to market this traditional mid terraced property situated in the sought after location of Bilton, Rugby. The property is situated close to local amenities and schooling for all ages. In brief the property comprises: entrance porch, lounge, dining room, kitchen and utility room to the ground floor. To the first floor there are two bedrooms and a bathroom. The property further benefits from: Upvc double glazing, gas central heating and a rear garden.

Frontage

Low level boundary brick wall. Decorative stone chippings. Path leading to:

Entrance Porch

Enter via Upvc double glazed door with windows to two sides. Upvc double glazed door to:

Lounge 13'3" into bay x 11'4" (4.05m into bay x 3.46m)

Upvc double glazed bay window to the front aspect, radiator. Feature brick exposed fireplace with tiled hearth and wooden mantle shelf above. T.V aerial point.

Dining Room 12'3" x 11'4" (3.75m x 3.47m)

Upvc double glazed window to the rear aspect. Understairs storage cupboard. Door to stairs rising to the first floor. Radiator. T.V aerial point.



Kitchen 17'3" x 6'0" (5.26m x 1.83m)

Upvc double glazed door to the side aspect. Two Upvc double glazed windows to the side 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 four ring gas hob with extractor over. Fitted oven. Space and plumbing for washing machine. Space for fridge/freezer. Tiled flooring, radiator.

Utility Room 6'0" x 5'1" (1.85m x 1.55m)

Upvc double glazed window to the rear aspect. Space and plumbing for washing machine. Work top surface. Tiled flooring.

First Floor Landing

Access to loft space via a pull down ladder, radiator. Doors to:

Bedroom One 11'5" x 11'4" (3.49m x 3.46m)

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

Bedroom Two 12'3" x 8'5" (3.75m x 2.57m)

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

Bathroom 9'10" x 6'0" (3.00m x 1.85m)

Upvc obscure double glazed window to the rear aspect. Suite comprising: bath with shower fitted over. Low level w.c, wash hand basin. Heated towel rail. Wall mounted gas combi boiler.

Rear Garden

Enclosed rear garden. Mainly laid to lawn with patio area. Garden shed with small allotment area behind. Outside tap.

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

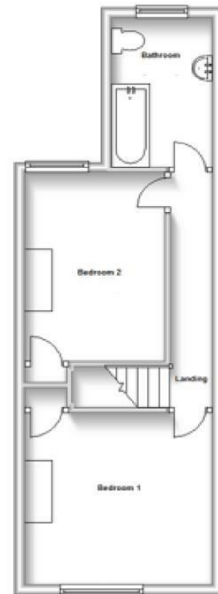
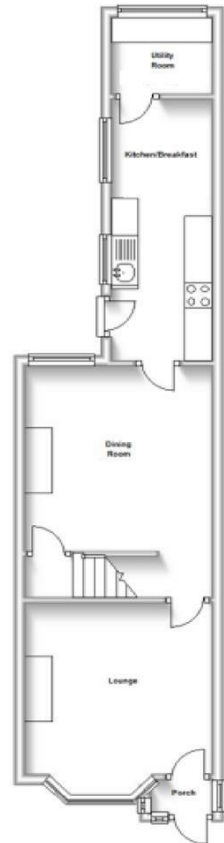
B



Tenure
Freehold

Directions For Sat Nav
CV22 7HB

Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		59	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			77
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) 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

