



Manor Road, Town Centre, Rugby
£182,500



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Crowhurst Gale are very pleased to present this mature terraced house. It has been modernised to a high standard but still retains many original features. In brief the accommodation comprises entrance hall, lounge/dining room with feature multi fuel burner, separate breakfast room and fitted kitchen to the ground floor. To the first floor there are three double bedrooms and a family bathroom. The property benefits from gas central heating and upvc double glazing throughout. To the rear there is a well maintained garden with enclosing original brick walls, two storage outhouses and gated pedestrian access to the rear of the property.

Frontage

Paved area enclosed with brick wall and wrought iron gate for access.

Entrance Hall

Enter via opaque double glazed door into hallway. Original tiled flooring. Decorative archway. Stairs to first floor. door into:

Lounge / Dining Room 26'6" x 11'11" (8.10 x 3.65)

Double glazed bay window to front and further double glazed window to rear. Two radiators. Cast iron multi fuel burner. Built in window seat.

Breakfast Room 9'4" x 9'5" (2.87 x 2.88)

Double glazed window to side. Radiator. Under stairs storage cupboard and further storage cupboards to alcove.



Kitchen 9'2" x 9'4" (2.80 x 2.86)

Double glazed windows to side. Double glazed door to outside. Stainless steel sink and drainer with base unit underneath, further wall and base units. Four ring gas hob with extractor over and electric oven under. Built in washing machine. Built in fridge/freezer. with extractor over. Ceramic tiled floor. Gas combination boiler.

First Floor Landing

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

Bedroom One 15'3" x 11'5" (4.65 x 3.50)

Two double glazed window to front. Radiator.

Bedroom Two 12'4" x 9'6" (3.78 x 2.90)

Feature cast iron fireplace. Double glazed window to side. Radiator.

Bedroom Three 13'7" x 9'5" (4.15 x 2.88)

Feature cast iron fireplace. Double glazed window to rear. Radiator.

Bathroom 7'5" x 6'4" (2.27 x 1.94)

Panelled bath with mains connected shower fitted over and shower screen. Wash hand basin W.C. Opaque double glazed window to side. Fully ceramic tiled walls.

Rear Garden

Patio area directly from the back of the property, further lawn with shrub border and decked area to the end of the garden. Secure pedestrian access to the rear leading from King Edward Road.

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**

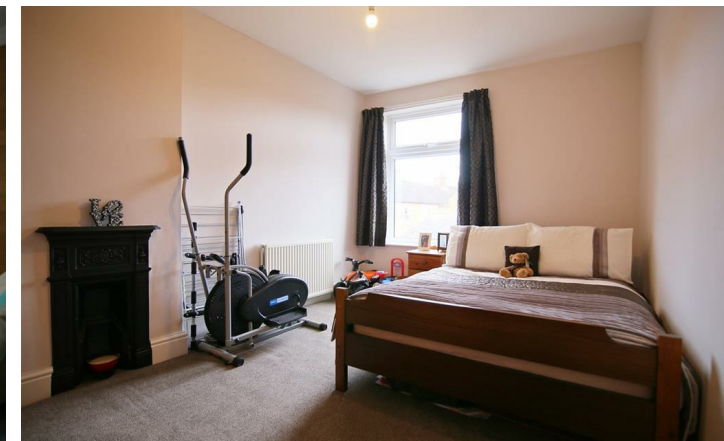
Rugby Borough Council

Tax Band

Tax Band: C

Tenure

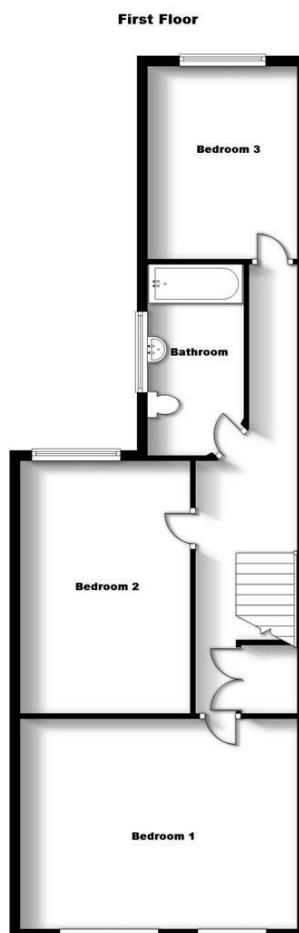
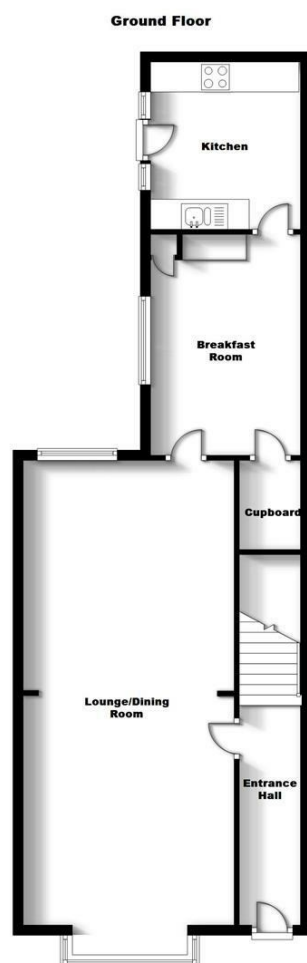
Freehold

**Directions For Sat Nav**

Directions For Sat Nav: CV21 2SZ

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		
(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 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	

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