Victoria Street, New Bilton, Rugby
Offers over £250,000

crowhurst gale

Victoria Street, New Bilton, Rugby

Crowhurst Gale Estate Agents are pleased to present to market this bay fronted traditional terraced property located in the popular area of New Bilton, Rugby. Ideally situated for Rugby Town Centre, schooling, transport links and other local amenities. The property in brief comprises: entrance hall, open plan lounge/diner, kitchen/breakfast room, utility and cloakroom to the ground floor. To the first floor there are three bedrooms and a shower room. On the second floor there is a bedroom with an en suite bathroom. The property also has a lower ground floor basement. Further benefits include: double glazing, gas central heating, rear garden and a detached garage to the rear. This property would make an ideal home or investment opportunity. NO CHAIN.

Frontage
Low level wall to the front, decorative stone chippings. Porch.

Entrance Hall
Enter via double glazed front door. Mosaic tiled flooring, radiator, stairs rising to the first floor. Door to:

Lounge/Diner

Lounge Area 11'8" x 10'11" (3.57m x 3.35m)
Double glazed bay window to the front aspect. Feature open fire with decorative surround. T.V and telephone point. Radiator.

Dining Room 11'8" x 11'11" (3.57m x 3.65m)
Double glazed window to the rear aspect, radiator. Door to:

Kitchen/Breakfast Room 21'1" x 7'2" (6.43m x 2.20m)
Double glazed door giving access to the rear garden. Two double glazed windows to the side aspect. A range of eye and base level units with wooden work top surfaces, inset 'Belfast' style sink with mixer tap over, tiled splash backs. Space for cooker. Space for fridge/freezer. Exposed feature brick counter. Tiled flooring, radiator.

Utility & Cloakroom
Double glazed window to the side and rear aspect. Continuation of tiled flooring. Space and plumbing for washing machine. Wall mounted gas boiler. Wash hand basin, low level w.c.

Basement 14'8" max x 11'6" (4.48m max x 3.52m)
Door from kitchen. Steps leading down. Power and light connected. Radiator.

First Floor Landing
Split level landing. Stairs rising to the second floor. Doors to:

Bedroom Two 15'2" x 10'11" (4.63m x 3.33m)
Two sash style double glazed windows to the front aspect, radiator.

Bedroom Three 12'0" x 9'0" (3.67m x 2.75m)
Double glazed window to the rear aspect, radiator.

Shower Room 8'11" x 4'7" (2.73m x 1.41m)
Obscure double glazed window to the side aspect. Fully tiled shower enclosure, vanity unit with inset wash hand basin, w.c, heated towel rail.

Bedroom Four 10'0" x 7'2" (3.05m x 2.20m)
Double glazed window to the rear aspect, radiator.

Second Floor Landing
Double Glazed window to rear aspect. Door to:

Bedroom One 5.48m x 3.48m
Double glazed window to rear aspect. Velux window to the front aspect. Radiator. Spotlights.

En Suite Bathroom 7'3" x 5'3" x (2.23m x 1.62m x)
Velux window to the front aspect. Tiled suite comprising: corner jacuzzi bath with mixer tap over and shower attachment. Wash hand basin, w.c

Rear Garden
Enclosed rear garden with decorative blue state chippings. Wooden decked area. Lawn with various shrubs and plants. Path leading to rear access and garage.

Garage 15'2" x 12'7" (4.63m x 3.85m)
Up and over door to the front. Power and light connected. Door into garden. Window to the rear.

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
C

Tenure
Freehold

Directions For Sat Nav
CV21 2HN

Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266

TOTAL FLOOR AREA : 1498 sq.ft. (139.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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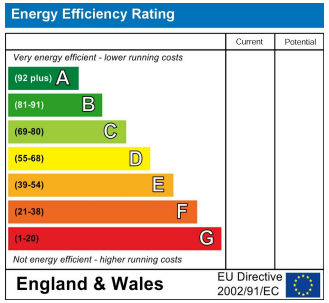

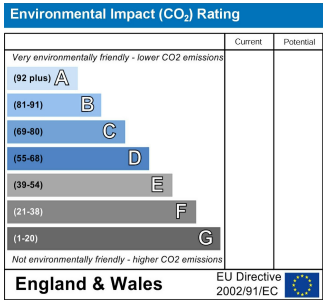

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