



Bathurst Close, Rugby, Warwickshire
Offers in the region of £157,000



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Crowhurst Gale Estate Agents are pleased to present to market this immaculate terraced property, located in a quiet cul- de -sac, close to local amenities. In brief the accommodation comprises of an entrance hall, lounge with stairs leading to the first floor and a kitchen/dining room. To the first floor there are two double bedrooms and a bathroom, enclosed rear garden has a southerly aspect with pedestrian access and parking bays to the front. The property includes Upvc double glazing & gas central heating throughout.

Entrance

Via Upvc door into lobby area, Upvc double glazed window to front aspect, laminated flooring.

Lounge 14'6" x 13'3" (4.42 x 4.06)

Upvc double glazed window to front aspect, laminated flooring, radiator, stairs rising off, smoke alarm.

Kitchen/Dining Room 14'4" x 11'3" (4.39 x 3.45)

Upvc double glazed window to rear aspect, half glazed Upvc door to rear aspect, range of base and wall mounted units, round stainless steel sink with drainer and mixer taps, space for cooker, built in washing machine, tiled splash back areas, wall mounted boiler, radiator, laminated floor tiles.

Landing

Smoke alarm, loft access, doors to rooms.



Bedroom One 14'6" x 10'0" (4.43 x 3.07)

Two Upvc double glazed windows to front aspect, dado rail, radiator, laminated flooring.

Bedroom Two 9'5" x 11'4" (2.88 x 3.46)

Upvc double glazed window to rear aspect, radiator, airing cupboard housing water tank with shelf, further storage area with shelving.

Bathroom 4'9" x 7'7" (1.46 x 2.32)

Upvc double glazed window to rear aspect, panelled bath with electric shower and shower screen, low level w.c, wall mounted sink, ladder style radiator/towel heater, tiled splash back areas.

Outside Front

Paved area, off street parking (not allocated)

Outside Rear

Rear access to garden via adjacent road, private secure gate.

Rear Garden is fully enclosed with a southerly aspect, paved patio area steps up-to a further paved patio area steps up to a lawn area, borders with shrubs and plants

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.

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.

Local Authority

Rugby Borough Council

**Tax Band**

Tax Band: B

Tenure

Freehold

**Directions For Sat Nav**

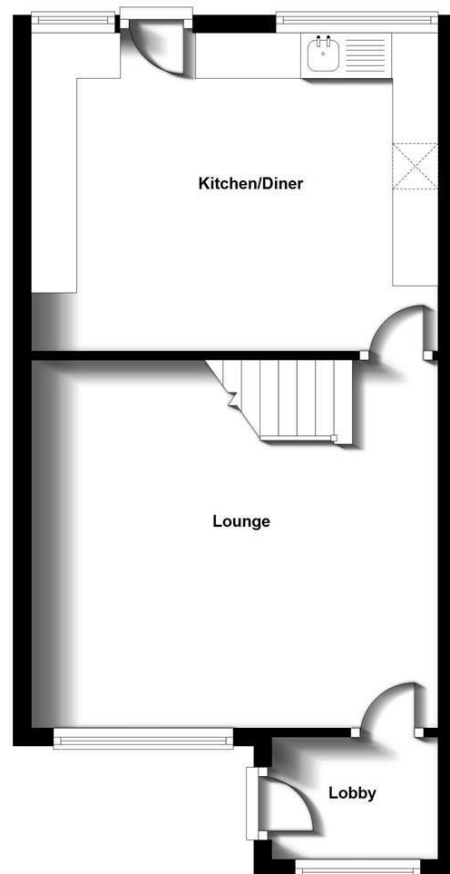
Directions For Sat Nav: CV22 6TP

Viewing

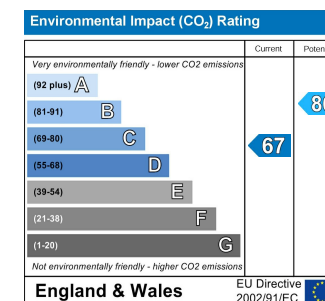
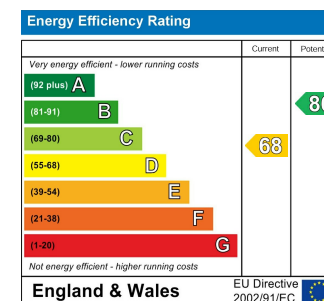
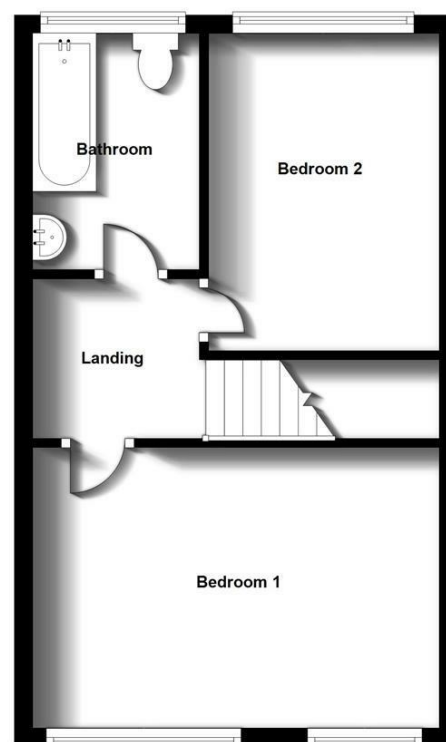
By appointment only through Crowhurst Gale Estate Agents
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Ground Floor



First Floor



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