



Thorn Close, Rugby, Warwickshire
Offers over £200,000



Thorn Close, Rugby, Warwickshire

Crowhurst Gale Estate Agents are pleased to present to market this modern and well kept semi detached bungalow located close to local amenities and road links. In brief the property comprises: entrance, lounge/diner, kitchen, shower room, two bedrooms. The property further benefits from Upvc double glazing, electric central heating, low maintenance rear garden, garage and off road parking.

Frontage

Blocked paved drive providing off road parking. Access to the rear garden. Access to garage via electric door. Outside tap. Steps and hand rail leading to entrance.

Entrance Hall

Enter via double glazed front door with further window the side. Doors to storage cupboard. Doors to:

Kitchen 10'0" x 6'10" (3.05m x 2.10m)

Upvc double glazed window to the side aspect. Double glazed door to the side. A range of base level cupboards and draws with work top surfaces above, inset circular stainless steel sink and drainer with mixer spray down tap over. Fitted four ring hob with extractor over. Fitted oven. Space and plumbing for washing machine. Space for fridge/freezer. Door to pantry cupboard. Ceiling spotlights.



Lounge/Diner 18'8" x 10'9" (5.71m x 3.30m)

Upvc double glazed window to the front aspect. Radiator. T.V & Telephone point. Radiator.

Inner Hallway

Cupboard housing hot water tank with hanging space. Access to loft space. Doors to:

Bedroom One 13'7" x 8'10" (4.16m x 2.71m)

Upvc double glazed window to the rear aspect. T.V aerial point. Radiator.

Bedroom Two 9'10" x 8'10" (3.01m x 2.70m)

Upvc double glazed door onto rear garden with further window to the side.

Shower Room 7'11" x 5'4" (2.43m x 1.65m)

Upvc obscure double glazed window to the side aspect. A fully tiled suite comprising: double walk in shower. Low level w.c. Vanity unit with inset wash hand basin. Heated towel rail. Extractor fan, ceiling spotlights, tiled flooring.

Rear Garden

An enclosed and private rear garden with paved patio area. Steps leading to decorative blue slate chippings. Various shrubs and plants. Patio area with space for garden shed. Further patio area with wooden canopy over.

Garage 18'11" x 8'9" (5.78m x 2.68m)

Electric door to the front. Upvc double glazed sliding doors onto rear garden. Power and light connected.

Market Appraisal

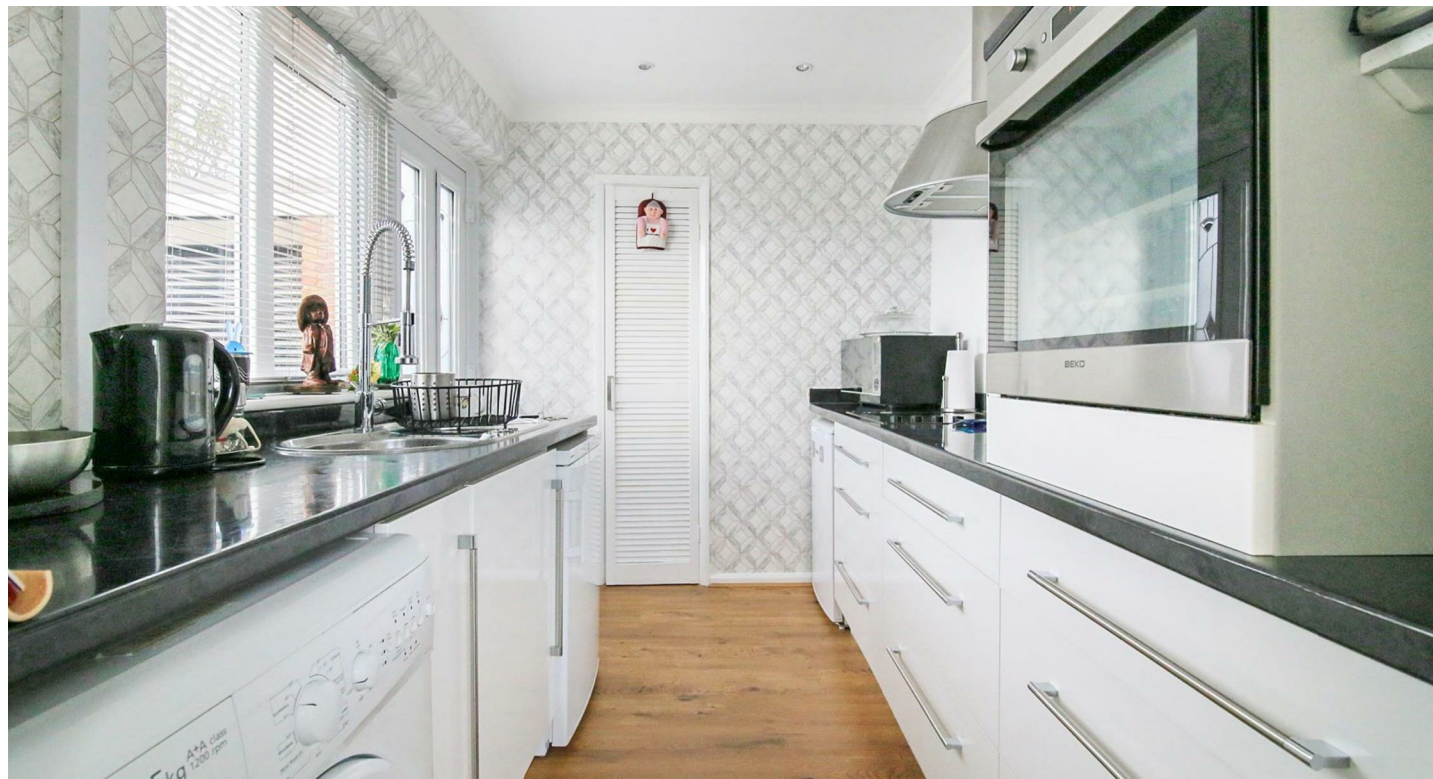
If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

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: C

Tenure

Freehold

Directions For Sat Nav

Directions For Sat Nav: CV21 1JN

Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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