



**Portland Road, Rugby, Warwickshire**  
**Offers In Excess Of £275,000**





# Portland Road, Rugby, Warwickshire

Crowhurst Gale are pleased to offer for sale this three bedroom semi-detached property situated in the Eastlands area of Rugby Town, which lies between Hillmorton and the Town Centre. The property is located well for amenities and schooling for all ages. In Brief: Entrance Hall, Lounge, Dining Room, Kitchen and Utility Room to the first floor and Landing, Three Bedrooms and a bathroom to the first floor. To the outside there is a good size rear garden and a front garden with some off road parking.

## Frontage

Small garden and off road parking. Gate giving access to the side and rear of the property.

## Entrance Hall

Enter wooden and glazed door into hallway. Stairs to first floor, radiator, doors to:

## Lounge 12'6" x 12'11" into bay (3.83 x 3.95 into bay)

Double glazed bay window to front. Radiator.

## Dining Room 11'6" x 11'1" (3.51 x 3.40)

Double glazed door and window to rear. Radiator.

## Kitchen 8'3" x 7'11" (2.53 x 2.42)

Double glazed window to side. Radiator. Stainless steel sink and drainer and base unit, further base unit. Worktop surfaces. Space for cooker. Under-stairs cupboard. Door to:



**Utility Room 8'3" x 5'10" (2.52 x 1.78)**

Double glazed window to side. Gas combination boiler. Radiator. Plumbing for washing machine.

**First Floor Landing**

Double glazed window to side. Radiator. Doors to:

**Bedroom One 13'0" x 12'11" (3.97 x 3.96)**

Double glazed bay window to front. Radiator.

**Bedroom Two 11'2" x 11'6" (3.41 x 3.51)**

Double glazed window to rear. Radiator.

**Bedroom Three 8'4" x 7'11" (2.56 x 2.43)**

Double glazed window to rear. Radiator.

**Bathroom**

Double glazed window to side. Feature porthole window. Radiator. Panelled bath, wash hand basin and WC.

**Rear Garden**

Good size, well stocked rear garden which is mainly laid to lawn and enclosed with panelled fencing and various hedging. Garden shed.

**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.

**Tax Band**

Tax Band: C



**Tenure**  
Freehold

**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266

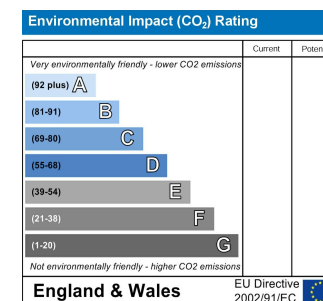
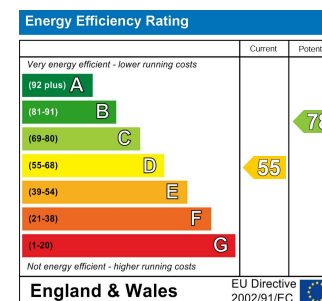
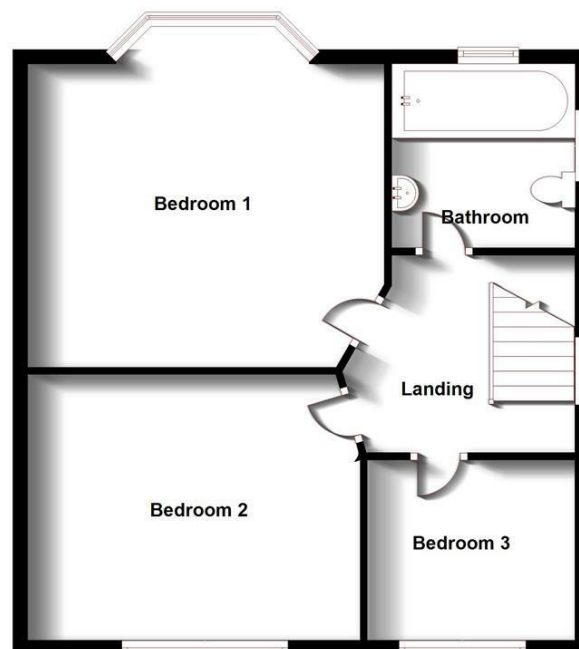




Ground Floor



First Floor



31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ  
 Tel: 01788 522 266  
 property@crowhurst-gale.co.uk  
 www.crowhurst-gale.co.uk

