



Allans Lane, Clifton Upon Dunsmore, Rugby
Guide price £259,950



Allans Lane, Clifton Upon Dunsmore, Rugby

Crowhurst Gale are pleased to present this beautiful three bedroom semi detached property situated in a quite position in the popular village of Clifton Upon Dunsmore, which is approximately two miles from Rugby town centre and boasts good road links and a range of local amenities including an excellent primary school, church, public house and general store. This good size family house is comprises in brief: entrance hall, lounge/dining room with feature fireplace, kitchen with integrated appliances, well proportioned bedrooms and family bathroom. Other benefits to this property are double glazing, gas combination boiler, well stocked gardens, off road parking and a single garage with remote roller door.

Frontage

Block paved driveway leading to Garage. Decorative slate bed with shrub borders. Access to the rear and side of the property.

Entrance Hall

Double glazed door into light and spacious hallway. Built-in cupboard housing gas combination boiler with porthole window to front elevation. Under stairs storage cupboard. Staircase rising to First Floor. Radiator. Doors off to:-

Lounge/Dining Room 21'9" x 12'0" (6.65 x 3.66)

Feature electric fireplace with composite marble hearth. TV aerial point. Two radiators. Double glazed window to front elevation. Double glazed sliding doors to rear elevation.



Kitchen 9'10" x 9'8" (3.02 x 2.95)

Fitted with a range of units incorporating sink and drainer with base unit under and mixer tap over. Worktop surfaces. Cupboard with space for fridge/freezer. Integrated dishwasher. Built in gas hobs and electric oven underneath. Extractor hood. Plumbing for washing machine. Radiator. Double glazed window to rear aspect. Doors to side garden.

Landing

Access to loft space. Double glazed window to side. Doors leading off to:-

Bedroom One 10'5" x 12'0" (3.18 x 3.66)

Radiator. Double glazed window to front elevation.

Bedroom Two 11'1" x 10'11" (3.40 x 3.33)

Radiator. Double glazed window to rear elevation.

Bedroom Three 8'1" x 9'8" (2.48 x 2.97)

Radiator. Double glazed window to rear elevation.

Bathroom 8'5" x 5'3" (2.59 x 1.61)

Panelled bath with mains shower fitted over. Wash hand basin. w.c. Radiator. Airing cupboard with radiator and shelving. Double glazed obscure window to front elevation.

Rear Garden

Lawned area with shrub and flower borders. Paved patio area. Enclosed with wooden fencing. Garden shed.

Garage 16'11" x 8'2" (5.16 x 2.51)

With light and power. Electric remote control roller door and side personal door.

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

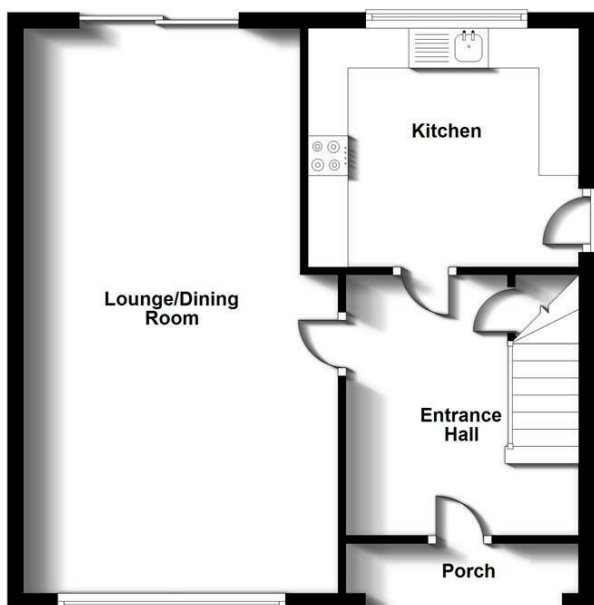


Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266

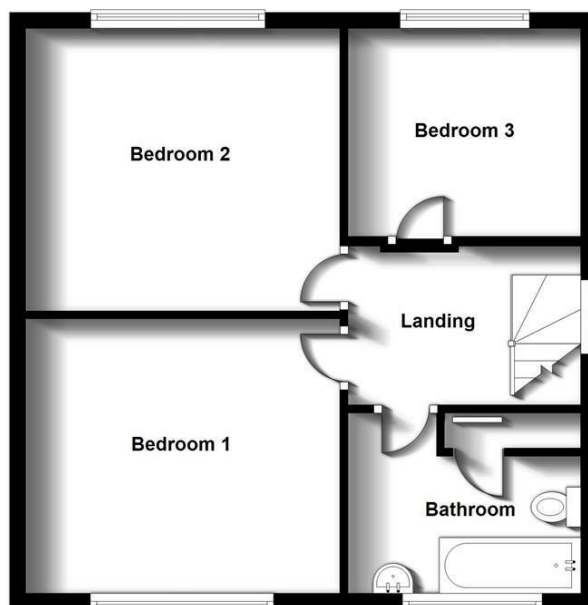
Directions For Sat Nav
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Ground Floor



First Floor



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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