



**Carlton Road, Rugby, Warwickshire**  
**£215,000**



# Carlton Road, Rugby, Warwickshire

Crowhurst Gale are pleased to present this semi detached property situated in the popular residential area of Bilton and conveniently situated for local amenities to include local shops, stores and schooling. In brief the accommodation comprises of entrance hall, lounge, fitted kitchen and dining room with office space. To the first floor there are two bedrooms and a shower room. The property benefits from part double glazing and gas fired central heating to radiators. Externally there is ample off road parking, single garage, car port and an enclosed rear garden. This Property Is Need Of Modernisation \*\*\*\*NO CHAIN\*\*\*\*

## Frontage

Driveway leading to garage and access to the rear garden.

## Entrance Hall

Spiral staircase to first floor. Doors to:

## Lounge 15'4" x 11'3" (4.68 x 3.45)

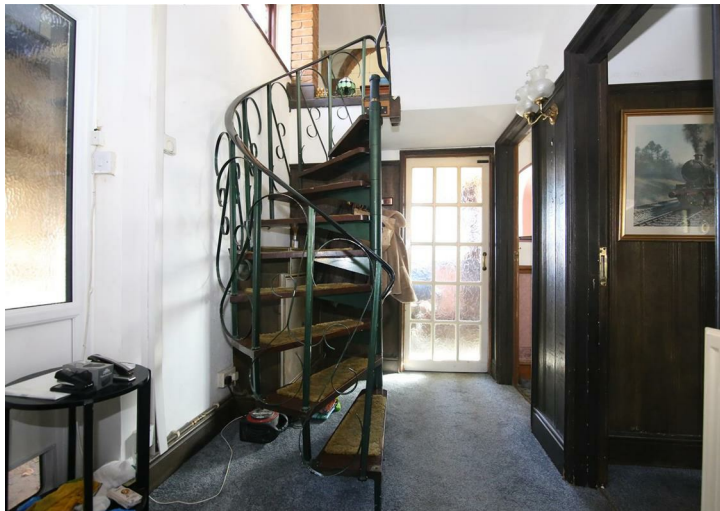
Patio doors into garden.

## Kitchen 7'10" x 7'8" (2.40 x 2.34)

Window to rear. Fitted kitchen with base and wall storage units. Space for appliances.

## Dining Room Including Office Space 18'0" x maximum 11'11" minimum 7'7" (5.49 x maximum 3.64 minimum 2.32)

Two windows to front aspect.



## Office Area

## First Floor Landing

Doors leading to:

## Bedroom One 12'11" x 11'5" (3.96 x 3.49 )

Window to rear aspect.

## Bedroom Two 9'8" x 11'5" (2.95 x 3.48)

Window to front aspect.

## Shower Room

Shower enclosure. WC and washbasin.

## Rear Garden

Low maintenance garden which is mainly laid to patio.  
Garden shed. Access to alley to rear.

## Garage 18'6" x 9'8" (5.64 x 2.95)

## 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 can offer Panda Mortgage Services for 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:

## Tenure

Freehold

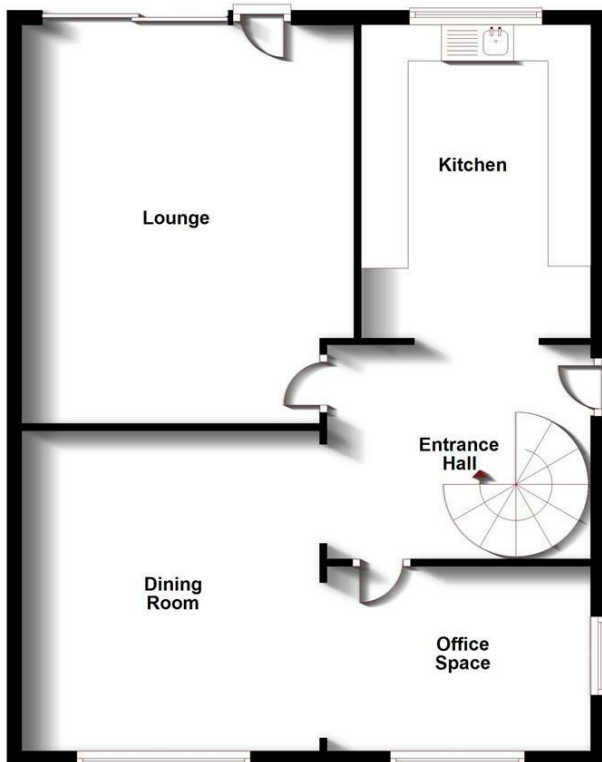
## Viewing



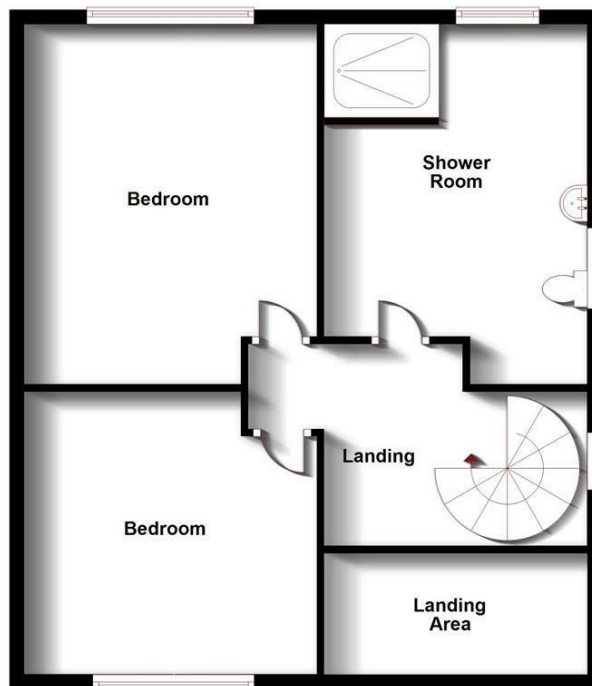
By appointment only through Crowhurst Gale Estate Agents  
01788 522266



Ground Floor



First Floor



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

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

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