



Buchanan Road, Rugby, Warwickshire
Guide Price £325,000

crowhurst
gale



Buchanan Road, Rugby, Warwickshire

Crowhurst Gale Estate Agents are pleased to present to the market this detached home located close to amenities, schooling, recreation grounds and ideal for transport links. In brief the property comprises: entrance hall, lounge, dining room, office/study, fitted kitchen and a utility room to the ground floor. To the first floor there are four bedrooms and a bathroom, the main bedroom benefits from an en-suite shower room. The property further benefits from: double glazing, gas central heating, front and rear gardens, off road parking and single garage.

Frontage

Parking for two cars. Lawned area.

Entrance Hall

Stairs to first floor. Doors leading off to:

Office/Study 9'2" x 6'3" (2.81 x 1.91)

Window to front elevation.

Dining Room 10'0" x 11'3" (3.07 x 3.43)

Box bay window to front elevation.

Lounge 11'10" x 17'8" to understairs (3.63 x 5.41 to understairs)

Adams style fire place and sliding patio doors to rear garden.

Kitchen 10'3" x 9'5" (3.13 x 2.88)

Integrated hob and oven. Window to rear over looking the garden.



Utility Room 5'6" x 6'3" (1.68 x 1.92)
Plumbing for washing machine. Door to outside.

First Floor Landing
Airing cupboard. Door leading to:

Bedroom One 9'05"6" x 10'89"2" (276 x 332)

En-Suite Shower
Shower, WC and washbasin.

Bedroom Two 11'10" x 9'1" (3.61 x 2.77)
Box bay window to front elevation. Built in wardrobe.

Bedroom Three 11'3" x 9'6" (3.43 x 2.91)
Window to rear elevation.

Bedroom Four 10'1" x 6'1" (3.09 x 1.86)
Window to rear elevation.

Bathroom 8'6" x 4'11" (2.60 x 1.50)
Panelled bath, WC and washbasin.

Rear Garden
Mainly laid to lawn with patio area. Access to Garage.

Garage/Workshop 34'11" x 9'1" (10.65 x 2.79)

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: E

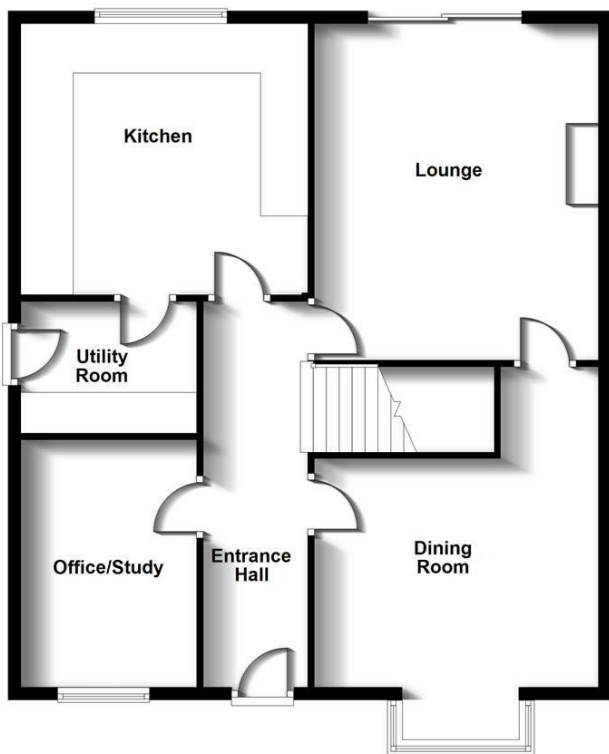


Tenure
Freehold

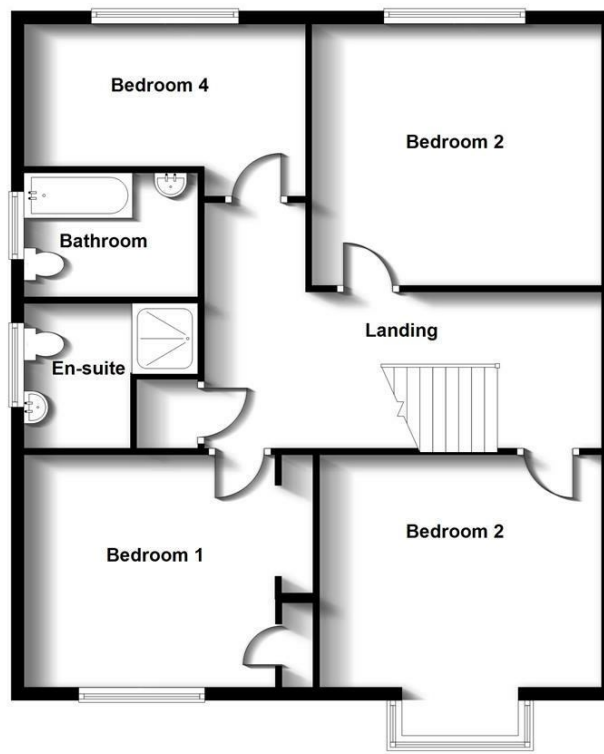
Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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