Russell Avenue, Dunchurch, Rugby
Guide Price £450,000

crowhurst gale

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Crowhurst Gale are very pleased to present this spacious and well presented three bedroom detached home in the sought after village of Dunchurch on the outskirts of Rugby. Briefly comprising: Entrance Porch, Entrance Hall, Lounge/Dining Room, Kitchen. Three Good size Bedrooms & Family Bathroom. Large Garage. Beautiful Gardens. Within easy access of major road networks including the A45 and M1 and a short drive to local amenities in the village.

Frontage
Parking for two vehicles leading to garage. Lawned area with flower borders.

Entrance Porch
Enter via sliding double glazed door. Door to Hallway.

Entrance Hall
Stair to first floor. Doors to:

Guest WC
WC and wash hand basin.

Lounge/Dining Room 21'1" x 20'4" (6.45 x 6.22)
Extended open plan lounge and dining area with double glazed door to the rear garden.

Kitchen 14'5" x 8'1" (4.40 x 2.48)
Recently fitted kitchen with window to the side and front. Sink and drainer, wall and base units, worktop surfaces, space for under counter fridge, space for cooker.

Bedroom One 12'9" x 10'11" (3.90 x 3.35)
Double glazed window to the rear aspect. Radiator.

Bedroom Two 12'6" x 9'0" (3.82 x 2.76)
Double glazed window to the rear aspect. Radiator.

Bedroom Three 10'2" x 9'4" (3.10 x 2.86)
Double glazed window to the front aspect. Radiator.

Bathroom
Bathroom comprising panelled bath with shower over bath, low level w.c., pedestal wash hand basin. Double glazed window to the rear aspect. Radiator.

Garage 27'0" x 11'8" (8.23 x 3.58)
Space for further white goods. Power and light connected

Rear Garden
Mainly laid to lawn with well stocked shrub and flower border. Patio are

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

Tenure
Freehold

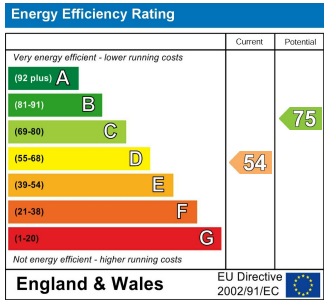
Local Authority
Rugby Borough Council

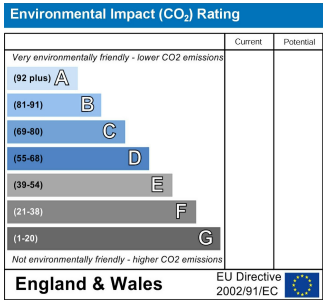
Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266

Ground Floor

First Floor





Total floor area 141.0 sq. m. (1,518 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
Plan produced for Purple Bricks. Powered by PropertyBOX

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