Portland Road, Rugby,
£275,000

crowhurst gale

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Crowhurst Gale Estate Agents present to market this semi detached property located in a sought after residential location. The property is set just outside of Rugby town centre and is is conveniently located for all local amenities and has easy access to Rugby train station and major road links. The property comprises: entrance porch, entrance hall, lounge, dining room, kitchen, sunroom and cloakroom to the ground floor. To the first floor there are three bedrooms and a bathroom. The property benefits from: double glazing, gas central heating, off road parking, wooden garage and a rear garden. In need of modernisation this is great oppurtunity for those looking to make their own mark on a property. There is NO ONWARD CHAIN.

Frontage
Low level brick boundary wall. Gates opening onto the drive. Drive providing off road parking. Access to the rear garden and wooden garage. Double glazed door to the side giving access into the kitchen area.

Entrance Porch
Enter via sliding double glazed doors.

Entrance Hall
Enter via double glazed sliding doors. Stairs rising to the first floor. Obscure double glazed window to the side, radiator. Doors to:

Lounge 12'1" x 12'0" (3.70m x 3.67m)
Double glazed bay window to the front aspect. Gas fire, radiator.

Dining Room 13'1" x 11'10" (3.99m x 3.62m)
Double glazed sliding doors to the sun room. Wall mounted gas fire.

Kitchen 9'11" x 6'2" (3.04m x 1.88m)
Double glazed door to the side. Double glazed window to the side aspect. Eye and base level units with work top surfaces, inset stainless steel sink with drainer. Space for cooker. Space and plumbing for washing machine. Space for fridge and freezer.

Sunroom 13'7" 5'3" (4.15m 1.62m)
Of brick and glazed construction. Glazed wooden door to the garden. Space and plumbing for washing machine. Space for tumble dryer. Low level cupboards with work top surfaces. Electrical point. Door to:

Cloakroom
Obscure double glazed window to the side aspect. Low level w.c.

First Floor Landing
Double glazed window to the side aspect. Access to loft space. Doors to:

Bedroom One 12'5" x 11'6" (3.79m x 3.51m)
Double glazed bay window to the front aspect, radiator.

Bedroom Two 13'1" x 12'2" (3.99m x 3.72m)
Double glazed window to the rear aspect. Door to storage cupboards one housing the hot water tank.

Bedroom Three 7'9" x 6'7" (2.37m x 2.01m)
Double glazed window the front aspect, radiator.

Bathroom 6'4" x 5'9" (1.94m x 1.77m)
Obscure double glazed window to the rear aspect. A fully tiled suite comprising: bath with shower fitted over. Low level w.c, wash hand basin. Radiator.

Rear Garden
Enclosed rear garden with patio area. Remainder mostly laid to lawn. Path leading to garden sheds and greenhouse. Access to wooden garage and frontage.

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

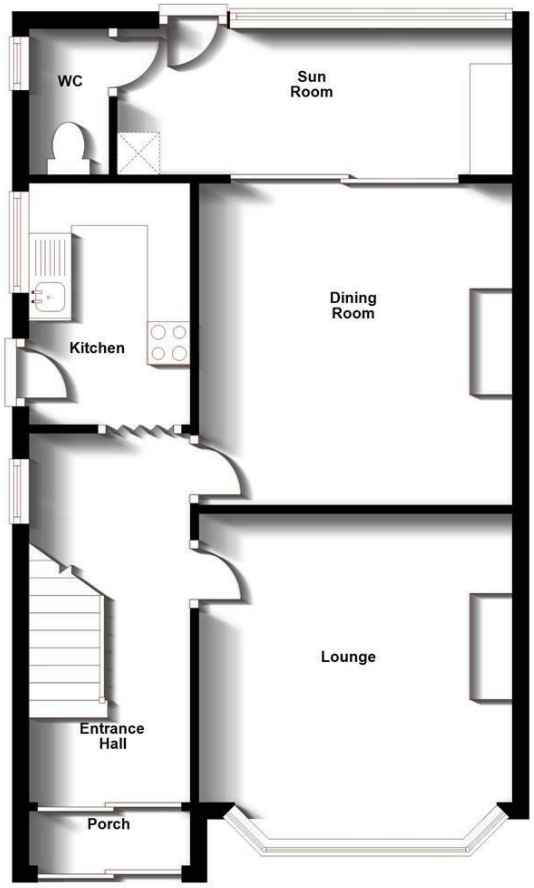
Tax Band
C

Tenure
Freehold

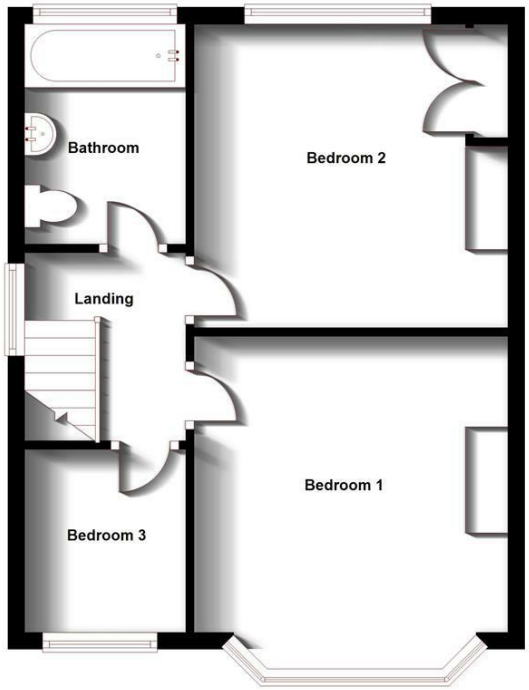
Directions For Sat Nav
CV21 3RX

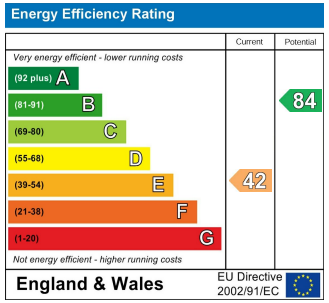
Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266

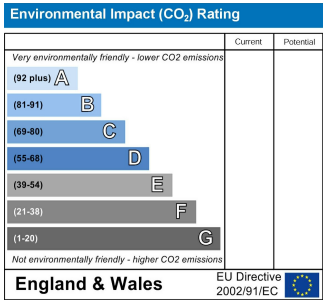
Ground Floor



First Floor







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