Grendon Drive, Rugby,
Offers Over £245,000

crowhurst gale

Grendon Drive, Rugby,

Crowhurst Gale Estate Agents present to market this semi detached property located to the North of Rugby with easy access to local amenities, schooling, road networks to include M6/M1/A14 and Rugby Train Station. The property in brief comprises: entrance hall, lounge, kitchen/diner to the ground floor. To the first floor there are three bedrooms and bathroom. The property further benefits from: Upvc double glazing, gas central heating, front and rear gardens, garage and off road parking.

Frontage
Front lawn with off road parking. Access to the garage via up and over door. Access to the rear garden via side timber gate.

Entrance Hall
Enter via Upvc obscure double glazed door with further window to the side. Radiator. Door into:

Lounge 15'8" x 14'5" (4.80m x 4.40m)
Two Upvc double glazed windows to the front aspect. Feature gas fire with surround. Stairs rising to the first, radiator.

Kitchen/Diner 14'6" x 8'3" (4.43m x 2.53m)
Two Upvc double glazed windows to the rear aspect. Obscure Upvc double glazed door into the rear garden. A range of eye and base level units with work top surfaces, inset sink with drainer and mixer tap over. Tiled splash backs. Space for cooker, space and plumbing for washing machine. Space for fridge. Door to understairs cupboard.

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

Bedroom One 13'10" x 8'3" (4.23m x 2.53m)
Two double glazed windows to the front aspect, radiator.

Bedroom Two 10'2" x 8'3" (3.10m x 2.52m)
Two Upvc double glazed windows to the rear aspect, radiator.

Bedroom Three 9'11" x 6'0" (3.03m x 1.84m)
Upvc double glazed window to the front aspect, radiator.

Bathroom 6'8" x 6'0" (2.05m x 1.85m)
Upvc obscure double glazed window to the rear aspect. A part tiled suite comprising: bath with shower fitted over. Low level w.c, wash hand basin. Electric shave point, radiator.

Rear Garden
Enclosed rear garden with patio area. Raised wooden decking. Lawn with various shrubs and plants. Outside lighting. Personal door into the garage. Side access to the frontage via side timber gate.

Garage 16'10" x 8'3" (5.15m x 2.52m)
Up and over door to the front. Personal door into the rear garden. Power and light connected.

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

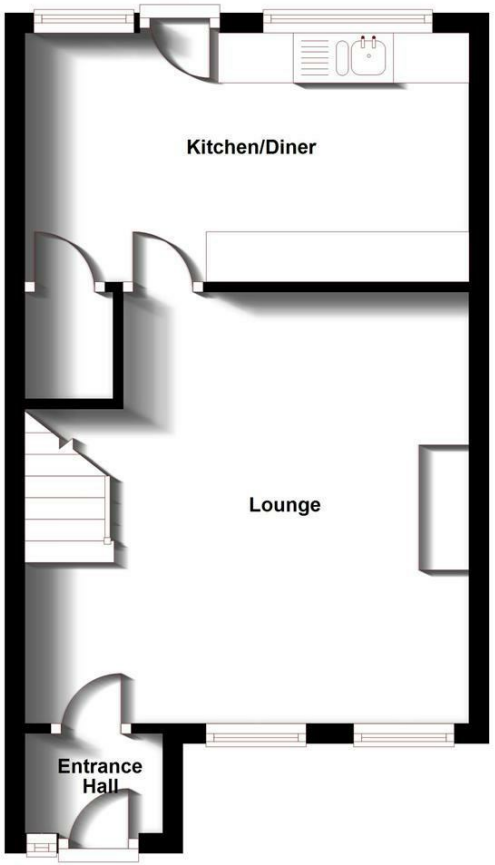
Tax Band
C

Tenure
Freehold

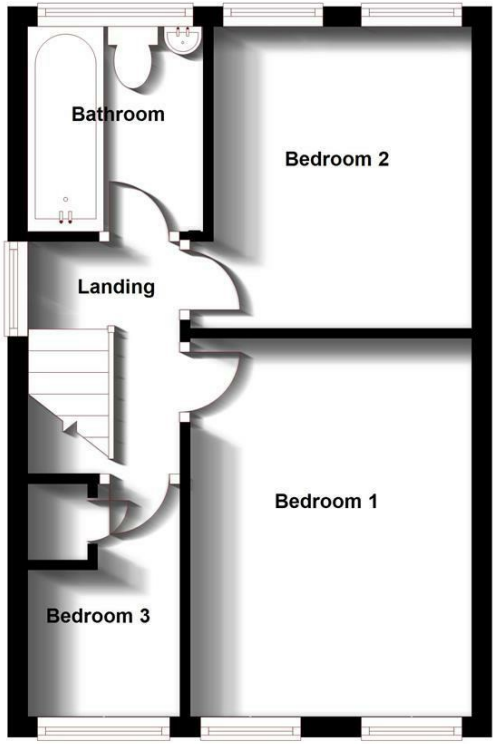
Directions For Sat Nav
CV21 1UA

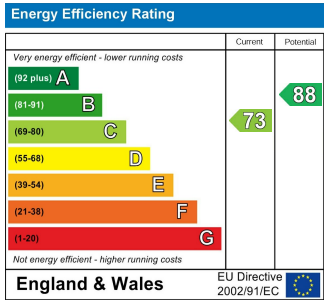
Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266

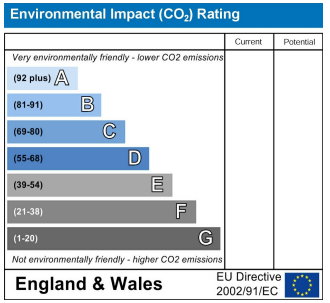
Ground Floor



First Floor







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