



**Orlando Close, Rugby, Warwickshire**  
**Offers In The Region Of £249,950**

crowhurst  
gale



# Orlando Close, Rugby, Warwickshire

Crowhurst Gale Estate Agents are pleased to present for sale this two bedroom semi-detached property which is situated on the popular residential area of Woodlands Estate, being convenient for Bilton village with its wide range of shops and amenities, schooling for all ages, Sainsbury's superstore and Rugby town centre. The property benefits from double glazed windows and storage heaters with accommodation briefly comprising: hallway, lounge/dining room, kitchen, ground floor wet-room to the ground floor and two bedrooms and family bathroom to the first floor. Outside has a driveway and gardens to front and rear.

## Frontage

Lawned area with parking.

## Entrance Hall

### Dining Room 11'7" x 10'0" (3.55 x 3.06)

Window to front.

### Lounge 16'11" x 10'0" (5.16 x 3.07)

Patio doors to rear garden.

### Kitchen 10'0" x 7'11" (3.05 x 2.42)

Window to rear.

### Wet Room/Shower 9'6" x 8'6" (2.91 x 2.60)

## First Floor Landing

Doors to:



**Bedroom 9'0" x 12'4" (2.75 x 3.78 )**

**Bedroom 10'8" x 16'2" (3.26 x 4.94)**

### **Bathroom**

Fitted bath, WC and washbasin. Window to side.

### **Rear Garden**

### **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.

### **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.

### **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.

### **Local Authority**

Rugby Borough Council

### **Tax Band**

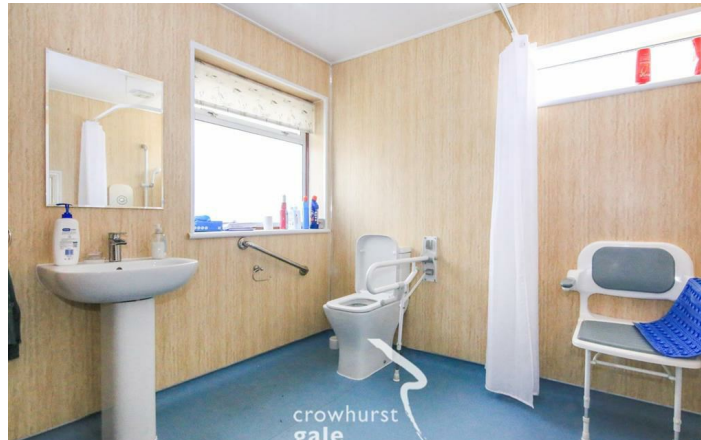
Tax Band: C

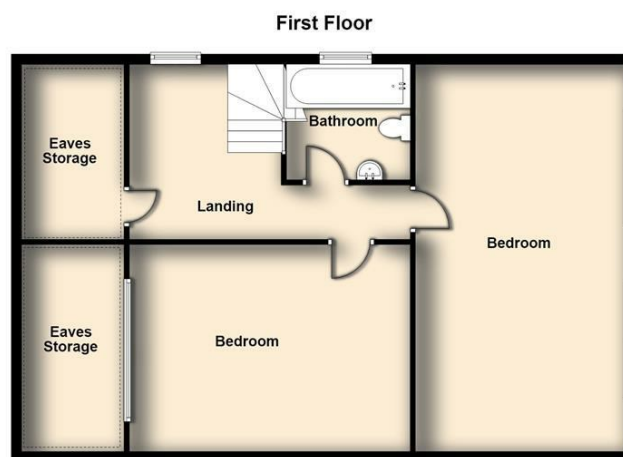
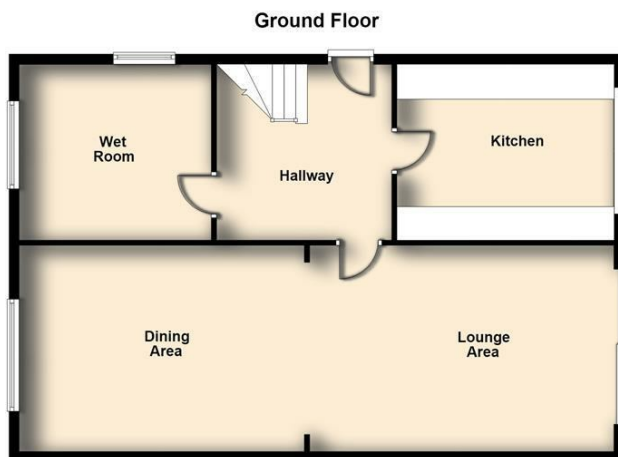
### **Tenure**

Freehold

### **Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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