



crowhurst  
gale  
FOR SALE  
01788 522266

Harris Drive, Overslade, Rugby  
£315,000



# Harris Drive, Overslade, Rugby

Crowhurst Gale Estate Agents are pleased to offer for sale this very well presented two bedroom detached bungalow which was built in 2015 and still has a 9 year builders guarantee. The property offers spacious and well proportioned accommodation throughout and is situated within a sought after residential area of Bilton. There are a range of local amenities and good schooling in the area with Rugby Town Centre being some two miles away. In brief the accommodation comprises of an entrance hall, lounge, spacious and modern kitchen/dining room, utility room, shower room and two double bedrooms. The property further benefits from Upvc double glazing, gas central heating, rear and side gardens and ample off road parking.

## Frontage

Gravelled drive way providing ample off road parking. Paved path giving access into rear garden via a timber gate. Path leading to:

## Porch 6'6" x 5'6" (1.98m' x 1.68m')

Enter via opaque Upvc glazed door with two further window to front aspect. Tiled flooring. Door leading in to:

## Hallway

Feature tiled flooring. Radiator. Access to loft space via pull down ladder. Doors to:

## Lounge 15' x 12'7" (4.57m x 3.84m')

UPvc double glazed window to rear aspect. Radiator, T.V aerial point. Double wooden and glazed doors opening into:



**Open Plan Kitchen/Diner 25'2" x 14' (7.67m x 4.27m)**

Kitchen Area: Upvc double glazed window to front aspect. A range of eye and base level units with roll top work surfaces and lighting below. LED concealed strip lighting above eye level units. Inset stainless steel sink unit with drainer and mixer tap over, Built in five ring gas hob with extractor over. Built in double electric fan assisted oven. Built in dishwasher. Breakfast bar. Radiator. Door into Utility room.

Dining Area: Upvc double glazed window to the side aspect, Upvc double glazed french doors opening onto the rear garden. Radiator.

**Utility Room 8' x 6'6" (2.44m x 1.98m')**

Upvc double glazed window to front aspect. Roll top work surface. Space and plumbing for washing machine. Space for fridge/freezer. Ladder style radiator.

**Bedroom One 15' x 12'7" (4.57m x 3.84m')**

Upvc double glazed window to rear aspect. Radiator.

**Bedroom Two 12'2" x 12' (3.71m x 3.66m)**

Upvc double glazed window to front aspect. Radiator.

**Shower Room**

Upvc opaque double glazed window to front aspect. Tiled walls. Suite comprising: fully tiled enclosed shower cubicle, Vanity unit with inset wash hand basin. Low flush w.c. Extractor fan. Tiled floor.

**Rear Garden**

Low maintenance enclosed L shaped rear garden mainly laid to paved patio with planting borders. Gravelled area with workshop with power and light connected. Timber pedestrian gate giving access to the frontage. Outside tap.

**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**

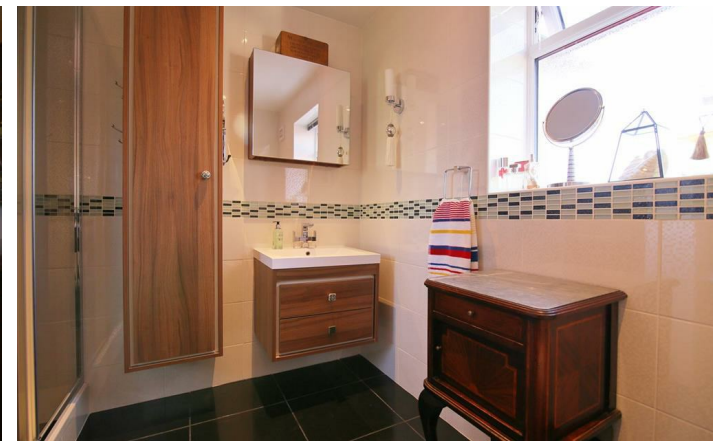
Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

**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**

Tax Band: D

**Tenure**

Freehold

**Directions For Sat Nav**

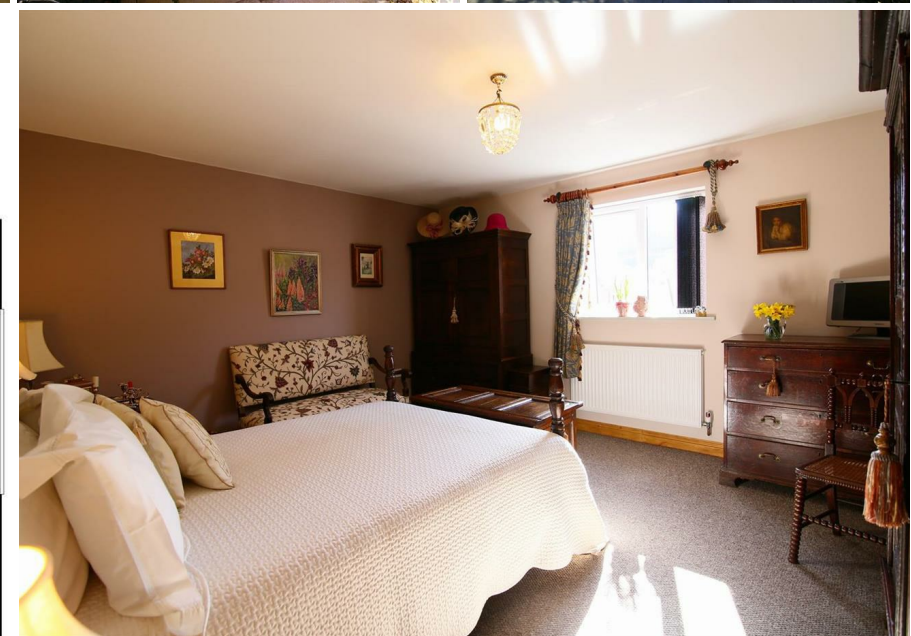
Directions For Sat Nav: CV22 6DX

**Viewing**

By appointment only through Crowhurst Gale Estate Agents 01788 522266



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

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