



Falstaff Drive, Woodlands, Rugby
£375,000

crowhurst
gale



Falstaff Drive, Woodlands, Rugby

Crowhurst Gale Estate Agents present to market this beautifully renovated detached bungalow in the sought after area of Woodlands, Rugby. This extended bungalow is well situated for local amenities and a regular bus services. In brief the property comprises: entrance hall, open plan kitchen/lounge/dining room, two well proportioned bedrooms and shower room. The property further benefits from: newly fitted double glazing and gas central heating. Front and rear gardens. Off road parking and single garage.

Frontage

Front lawn with driveway providing off road parking. Gates opening onto further drive and access to the garage and rear garden.

Entrance Hall

Doors leading to:

Open Plan Lounge/Dining Room

Lounge Area 18'4" x 11'5" (5.59m x 3.49m)

Double glazed window to the side aspect. Ceiling spotlights. Feature fireplace. Through-fare to:

Dining Area 18'10" x 19'2" into kitchen area narrowing to 9'8" (5.76m x 5.86m into kitchen area narrowing to 2.95m)

Double glazed French doors opening into the rear garden. Two double glazed windows to the rear aspect. Ceiling spotlights.



Kitchen Area

A fitted kitchen with integrated appliances Space and plumbing for washing machine and tumble dryer. Ceiling spotlights. Double glazed door and window to the side aspect.

Bedroom One 11'8" x 10'0" (3.56m x 3.06m)

Double glazed window to the front aspect.

Bedroom Two 11'7" x 9'5" (3.54m x 2.89m)

Double glazed window to the front aspect.

Shower Room 7'10" max x 5'1" (2.41m max x 1.55m)

Shower enclosure. Vanity unit with inset wash hand basin. Low level WC. Heated towel rail, Ceiling Spotlights.

Rear Garden

A mature enclosed rear garden with paved patio area. Access to the garage via wooden personal door and up and over door to the front.

Garage 18'8" x 8'10" (5.70m x 2.70m)

Up and over door to the front. Door to garden. Window to the rear. 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.

Local Authority

Rugby Borough Council

Conveyancing Services

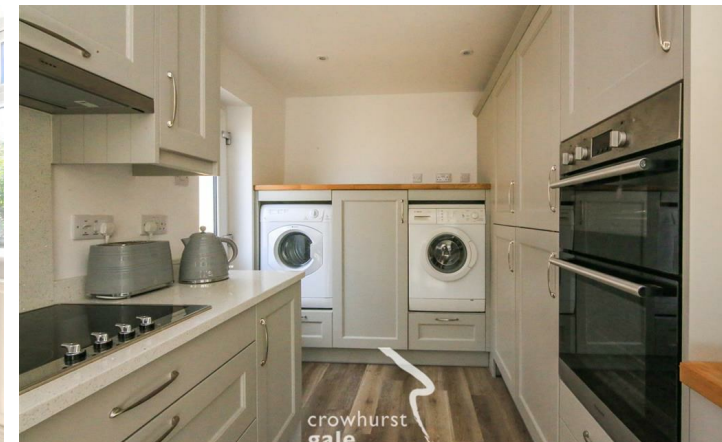
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

Tax Band

C

Tenure

Freehold



Directions For Sat Nav

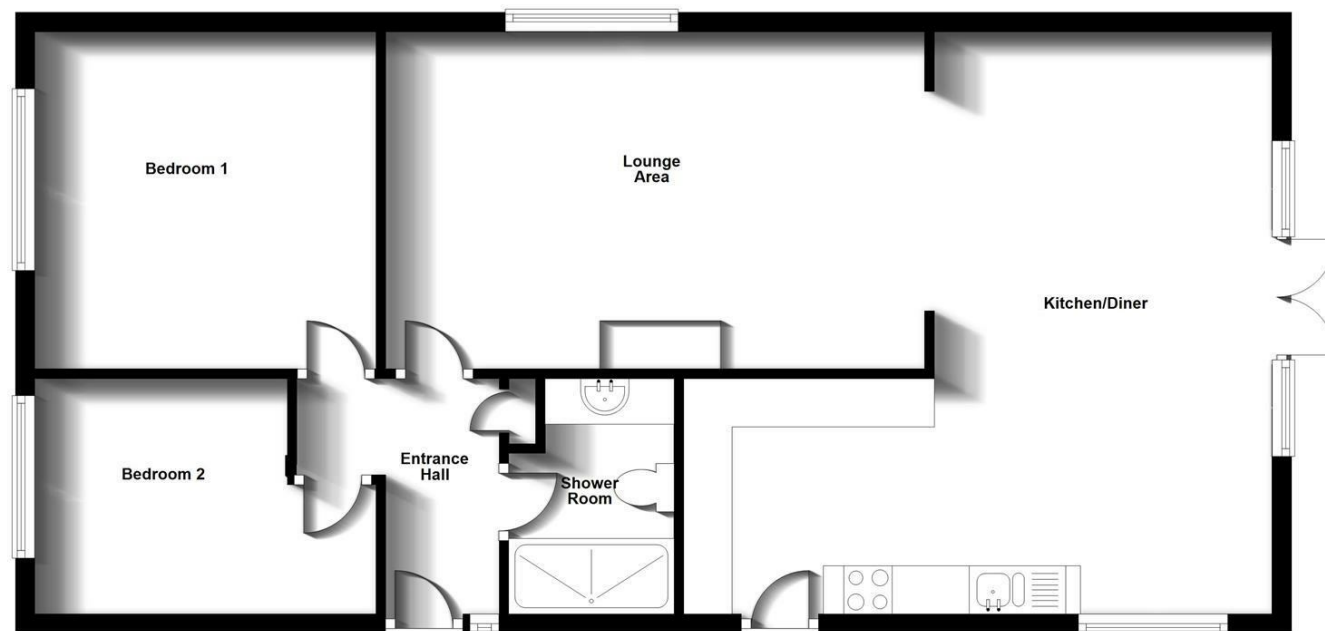
CV22 6LJ

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	85

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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