Dalkeith Avenue, Rugby,
£325,000

crowhurst gale

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Crowhurst Gale are pleased to present this three bedroom detached property situated in the popular Dalkeith Avenue, Bilton Village. The property briefly comprises: Entrance Hall, Ground Floor WC, Lounge, Dining Room, Kitchen to the first floor and three well proportioned bedrooms, a Shower Room and separate WC. Outside there is a parking space and a good size rear garden. This property requires some updating. NO CHAIN

Frontage
Small frontage with block paving leading to the side of the property.

Entrance Hall
Stair to first floor. Doors to:

Ground Floor WC
WC and washbasin.

Dining Room 14'9" x 10'11" (4.52 x 3.33)
Bow window to front aspect.

Lounge 23'9" x 10'11" (7.24 x 3.34)
Fireplace. window to overlooking the rear garden.

Kitchen 15'11" x 5'5" (4.87 x 1.66)
Fitted kitchen with storage unit and worksurfaces. Fitted cooker. Window to rear and side. Gas boiler. Door to outside.

First Floor Landing
Access to loft. Doors leading to:

Bedroom One 16'11" x 10'11" (5.16 x 3.34)
Window to rear. Fitted wardrobes.

Bedroom Two 14'11" x 11'0" (4.55 x 3.36)
Window to front.

Bedroom Three 5'6" x 8'3" (1.68m x 2.51m)

Shower Room 5'4" x 9'5" (1.65 x 2.88)
Shower cubicle, WC and wash basin. Window to rear.

WC
Window to side.

Rear Garden
Mainly laid to lawn with patio area and garden shed. Enclosed with wooden fencing.

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.

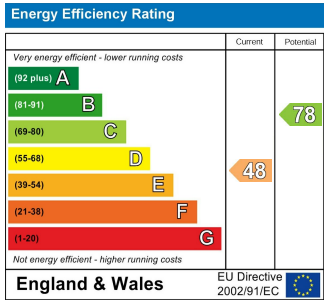
Tax Band
Tax Band: D

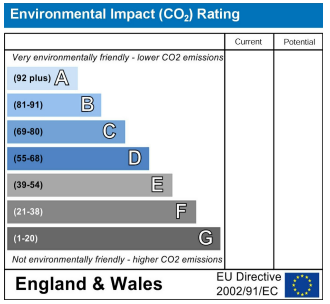
Local Authority
Rugby Borough Council

Tenure
Freehold

Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266





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