



crowhurst
gale
SOLD
01788 522066

Eastlands Road, Rugby, Warwickshire
Offers Over £220,000

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Eastlands Road, Rugby, Warwickshire

Crowhurst Gale Estate Agents present to market this semi detached property located in a sought after residential location. The property is set just outside of Rugby town centre and is conveniently located for all local amenities and has easy access to Rugby train station and major road links. The property comprises: entrance porch, entrance hall, lounge, dining room, kitchen to the ground floor. To the first floor there are three bedrooms and a bathroom. The property benefits from: double glazing, off road parking, garage and front and rear gardens. In need of modernisation this is great opportunity for those looking to make their own mark on a property. There is NO ONWARD CHAIN.

Frontage

Wrought iron gates giving access to a parking area and small front garden.

Entrance Porch

Double glazed door in to porch area. Tiled floor. Door to:

Entrance Hall

Stairs to first floor. Door to:

Lounge 11'11" x 11'9" (3.65 x 3.59)

Double glazed bay window to front aspect. Radiator.

Dining Room 11'9" x 13'1" (3.59 x 4.01)

Double glazed window overlooking rear garden. 'Parkray' solid fuel heater (servicing hot water and radiators). Built in cupboard.

Kitchen 9'8" x 6'2" (2.95 x 1.90)

Fitted kitchen with stainless steel sink and drainer. Plumbing for washing machine. Ceramic tiling. Double glazed window to rear aspect. Understairs space (could be space for fridge/freezer). Door to outside.



First Floor Landing

Doors leading to:

Bedroom One 12'7" x 11'2" (3.84m x 3.42m)

Double glazed window to front aspect. Radiator.

Bedroom Two 11'3" max x 13'0" (3.43m max x 3.98m)

Double glazed window to rear aspect.

Bedroom Three 6'11" x 8'0" (2.11 x 2.46)

Double glazed window to front aspect.

Bathroom

Bath, wash hand basin and WC. Double glazed window to rear aspect.

Garage (without door) 14'1" x 7'11" (4.31 x 2.42)

Concrete construction.

Rear Garden

Lawned area. Various shrubs and trees. Greenhouse. Garden shed.

Outside WC

Storage Outhouse(formally Coal Shed)

Heating & Hot Water

The solid fuel 'Parkray' in the dining room services the radiators and hot water in the property.

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.

Tax Band

Tax Band: B

Tenure

Freehold

Local Authority

Rugby Borough Council

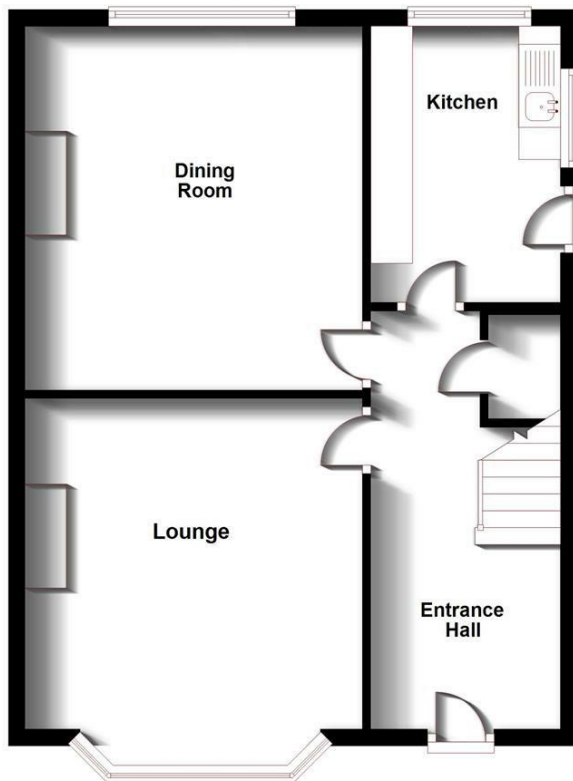
Viewing

By appointment only through Crowhurst Gale Estate Agents 01788 522266

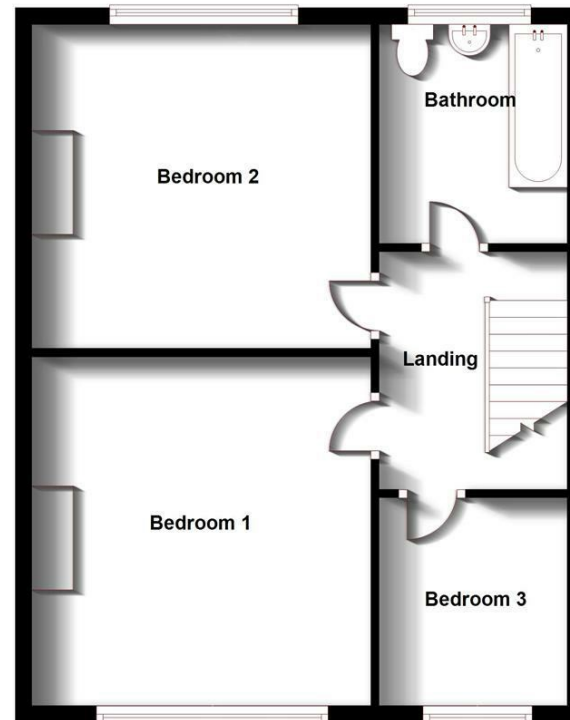




Ground Floor



First 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 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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