Sheriff Road, Rugby, Warwickshire
Guide Price £290,000

crowhurst gale

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Crowhurst Gale Estate Agents are pleased to offer this very well presented three bedroom traditional semi detached home located in the sought after Eastlands Area of Rugby with easy access to all local amenities, rugby train station and local primary and secondary schools including Ashlawn and Lawrence Sheriff. The property comprises of entrance hall, lounge, dining room, kitchen and sun room to the ground floor. To the first floor are three double bedrooms and a family bathroom. Externally there is a driveway with parking for two vehicles. The property benefits from a good size rear garden which isn't overlooked at the rear and backs onto Winfield recreation ground.

Entrance Hall
Entry via opaque part glazed front entrance door into entrance Hall. Stairs rising to first floor. Radiator. Understairs storage cupboard. Laminate flooring. Opaque window to front. Doors off to:

Lounge 14'4" x 11'5" (4.39 x 3.49)
Part glazed timber doors leading to the Sun Room . Radiator

Kitchen 10'9" x 7'8" (3.28 x 2.35)
Fitted with a range of base and eye level units with roll top work surface space incorporating a sink and drainer unit with mixer tap over. Built in oven with four ring gas hob with extractor hood over. Space and plumbing for a washing machine and dishwasher. Space for a large fridge/freezer. Part tiled walls. Radiator. Two windows to side aspect. Opaque glazed door opening to rear.

Dining Room 11'3" x 9'10" (3.43 x 3.01)
Window to front aspect. Radiator.

Conservatory 9'11" x 8'5" (3.03 x 2.59)
UPVC double glazed construction with French doors opening to the garden. Recessed spotlights.

Landing
Access to loft space. Window to side access. Doors to:

Bedroom One 12'5" x 11'4" (3.79 x 3.46)
Window to front aspect. Radiator. Television point.

Bedroom Two 12'1" x 11'4" (3.69 x 3.47)
Window to rear aspect. Radiator. Built in triple wardrobe.

Bedroom Three 8'1" x 9'3" (2.47 x 2.82)
Window to rear aspect. Radiator.

Bathroom
With a suite comprising; panelled bath with shower over, low level w.c. and pedestal wash hand basin. Heated towel rail. Part tiled walls. Opaque window to front elevation.

Rear Garden
Mainly laid to lawn with borders. Patio area adjacent to the rear of the property. Timber shed. Rear pedestrian gate. Pedestrian side access. Timber fencing to boundaries.

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.

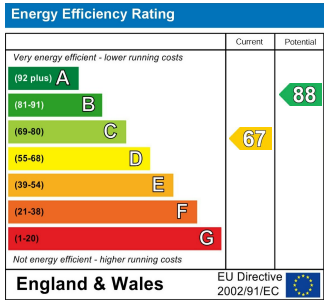
Mortgage Services
Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

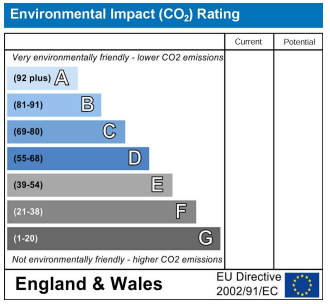
Local Authority
Rugby Borough Council

Tax Band
Tax Band: C

Tenure
Freehold

Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266





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