Newland Street, New Bilton, Rugby
Offers Over £165,000

crowhurst gale

Newland Street, New Bilton, Rugby

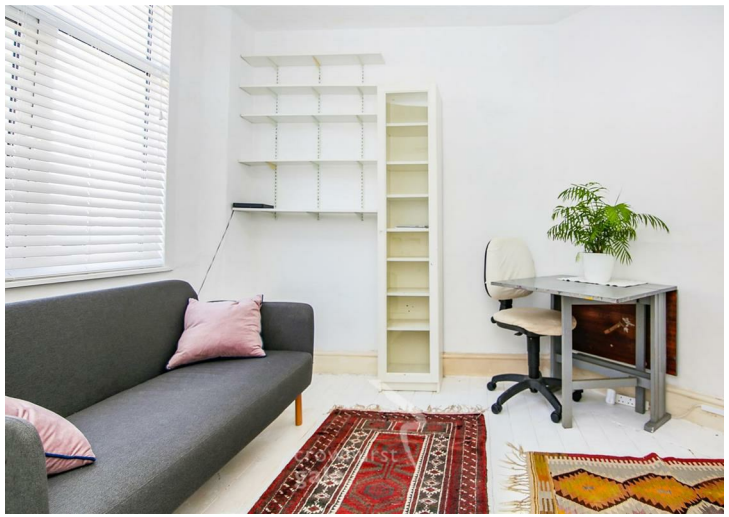
Crowhurst Gale Estate Agents present to market this mid terraced property located in New Bilton, Rugby. Ideally situated for local amenities, schooling and recreational grounds. The property in brief comprises: entrance hall, lounge, dining room, kitchen/breakfast room to the ground floor. To the first floor there are two bedrooms and bathroom. The property further benefits: Upvc double glazing, electric central heating, utility area and cloakroom outside, rear garden. The property is offered with no chain.

Frontage
Brick wall timber fence.

Entrance Hall
Enter via Upvc double glazed front door. Door to understairs storage cupboard. Doors to:

Lounge 10'9" x 8'4" (3.29m x 2.55m)
Upvc double glazed window to the front aspect. electric heater.

Dining Room 13'11" narrowing to 10'10" x 11'5" (4.26m narrowing to 3.31m x 3.49m)
Upvc double glazed window to the rear aspect, fitted storage cupboards. Electric heater, stairs rising to the first floor. Door to:



Kitchen/Breakfast 15'4" x 5'8" (4.69m x 1.74m)
Two Upvc double glazed windows to the side aspect. Upvc double glazed door giving access to the rear garden. A range of eye and base level units with work top surfaces inset one and a half sink with drainer and mixer tap over. Tiled splash backs. Fitted four ring gas hob with electric oven below. Space and plumbing for dishwasher. Space for fridge/freezer. Tiled flooring, electric heater.

First Floor Landing
Access to loft space. Doors to:

Bedroom One 11'4" max x 10'5" x (3.47m max x 3.19m x)
Upvc double glazed window to the front aspect, electric heater.

Bedroom Two 10'10" x 8'7" (3.31m x 2.62m)
Upvc double glazed window to the rear aspect, electric heater. Fitted cupboard and draw below.

Bathroom 11'7" x 5'11" (3.54m x 1.81m)
Upvc double glazed window to the rear aspect. A part tiled suite comprising: bath with shower fitted over. Low level w.c, wash hand basin, bidet. Extractor fan, electric heater.

Utility Area & W.C
Obscure double glazed window to the rear aspect. Power and light connected. Space and plumbing for washing machine. Low level w.c, wash hand basin. Harlequin HeatStream 150 Litres hot water system. https://harlequinplastics.co.uk/products/hot-water-systems/heatstream-electric-plus/heatstream-electric-plus-150-litres/

Rear Garden
Enclosed rear garden with paved patio area. Outside tap. Various wooden raised planting area. Gravel area with path leading to green house. Futher patio area to the rear with timber garden shed. There is a gate to the side giving you access to the shared entrance. No neighbouring properties pass through this garden.

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.

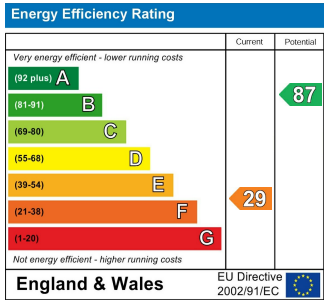
Local Authority
Rugby Borough Council

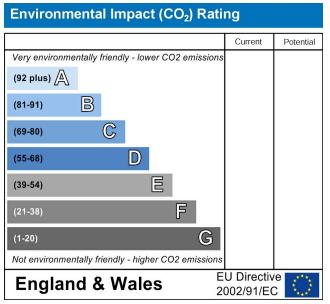
Tax Band
B

Tenure
Freehold

Directions For Sat Nav
CV22 7BJ

Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266





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