Hampden Way, Rugby, Warwickshire
£479,950

crowhurst gale

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Crowhurst Gale are proud to present this four bedroom extended semi-detached family home believed to date back to approximately 1913, and has retained many original features, such as picture rails and cast iron fireplaces. This charming house is located in a desirable location in the heart of Bilton village with views over Alwyn Road recreation grounds and within walking distance of many amenities in the village. The property briefly comprises: Entrance Porch, Entrance Hall, Ground Floor WC, Lounge, Dining Room, Kitchen/Breakfast Room, Study/Playroom, First Floor Landing, Four Well Proportioned Bedrooms, Ensuite and family Shower Room. Outside the property has a beautiful well stocked rear garden, Integral garage with parking spaces and a small fore-garden.

Frontage
Parking for two cars leading to the garage. Small well stocked garden.

Entrance Porch
Door to WC and door into Hallway

Ground Floor WC
WC and washbasin.

Hallway
Stairs to first floor. Doors to:

Lounge 14'8" x 17'2" (4.48 x 5.25)
French doors leading to outside patio and rear garden. Cast iron, gas fireplace with wooden surround.

Study or Children's Playroom 12'5" x 8'9" (3.80 x 2.68)
Two windows to rear.

Dining Room 11'10" x 10'0" (3.63 x 3.05)
Window to front and side aspect. Feature fireplace.

Kitchen/Breakfast Room 18'4" x 8'10" (5.61 x 2.71)
Fitted kitchen with fitted halogen cooker. Space and plumbing for dishwasher. Space for 'American style' Fridge/freezer. Door to Utility Room. Two windows to front aspect.

Utility Room 17'10" x 4'3" (5.45 x 1.30)
Sink unit and base unit underneath. Plumbing for washing machine and tumble dryer. Two 'Velux' Windows. Door to outside rear.

First Floor Landing
Storage Cupboard. Doors leading to:

Bedroom One 14'7" x 11'1" upto chimney breast (4.45 x 3.39 upto chimney breast)
Two windows to the rear over looking recreation ground. Feature fireplace. Door to:

En-Suite 7'8" x 4'6" (2.36 x 1.38)
Shower cubical. WC and washbasin.

Bedroom Two 12'5" x 11'6" (3.79 x 3.53)
Two windows to the rear over looking recreation ground.

Bedroom Three 8'11" x 11'10" (2.73 x 3.63)
Window to the front.

Bedroom Four 10'0" x 10'4" (3.05 x 3.16)
Cupboard housing gas combination boiler. Windows to front and side aspects.

Shower Room 6'1" x 9'6" (1.86 x 2.90)
Shower enclosure. WC and washbasin. Opaque window to front.

Rear Garden
Well stocked rear garden with lawned area and paved patio. Gate giving access to Alwyn Road Playing fields.

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 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.

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.

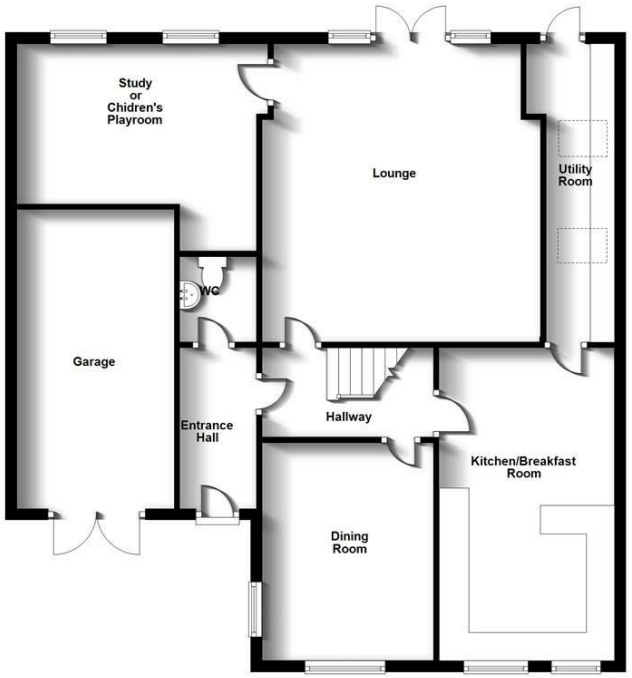
Local Authority
Rugby Borough Council

Tenure
Freehold

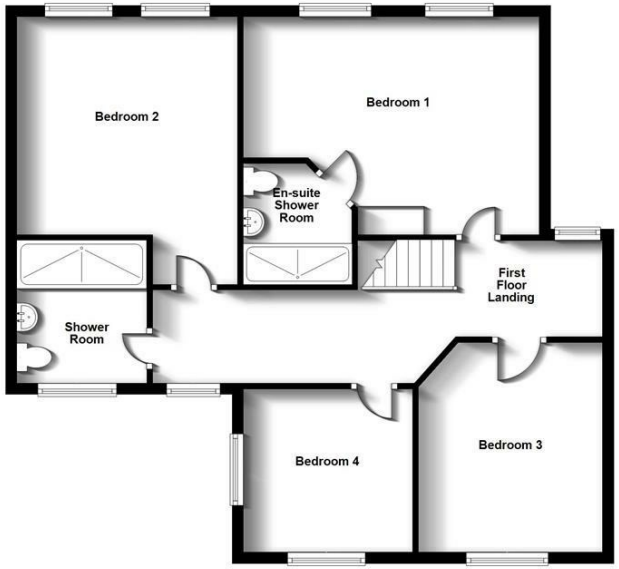
Tax Band
Tax Band: E

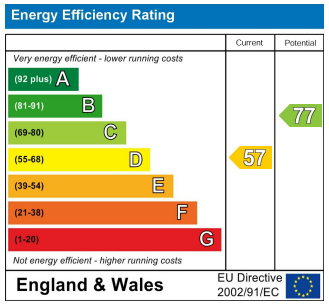
Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266

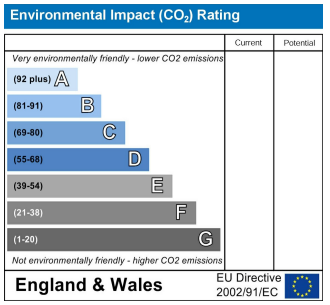
Ground Floor



First Floor







31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ
Tel: 01788 522 266
property@crowhurst-gale.co.uk
www.crowhurst-gale.co.uk

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