



**Othello Close, Rugby, Warwickshire**  
**£249,950**

crowhurst  
gale



# Othello Close, Rugby, Warwickshire

Crowhurst Gale are pleased to present this two/three bedroom semi-detached house and in the superb cul-de-sac location in the popular Woodlands area of Rugby. The property resides on a plot featuring a driveway and garage, providing ample off-road parking to the frontage, with a good-sized enclosed low maintenance garden to the rear. The well-presented internal living accommodation comprises in brief of an entrance hall, spacious through lounge/diner that opens to the garden, third bedroom/office, family bathroom and fitted kitchen on the ground floor. The first floor features a landing area, and two bedrooms. The property further benefits from double glazing and gas central heating. Viewing is highly recommended to avoid disappointment.

## Location

The Woodlands area is well served by a wide range of local shops and amenities, well regarded schooling, and excellent transport links to include regular bus routes, easy access to the region's central motorway networks (M1/M6 and M45) and is just a ten minute drive from Rugby train station.

## Front Garden & Parking

### Entrance Hall 10'7" x 10'5" (3.23 x 3.19)

Entrance door. Stairs to first floor.

### Ground Floor Bedroom/Office 9'11" x 7'4" (3.03 x 2.25)

Window to front aspect.

### Lounge/Dining Room 16'10" x 10'9" (5.15 x 3.30 )

Sliding patio doors to rear garden.



**Kitchen 7'3" x 10'9" (2.21 x 3.28)**

Fitted Kitchen

**Bathroom 8'7" x 5'8" (2.63 x 1.75)**

Fitted White bathroom suite.

**First Floor Landing**

Doors to:

**Bedroom Two 7'4" x 10'0" (2.26 x 3.07 )**

Window to rear aspect.

**Bedroom One 14'8" x 10'10" (4.49 x 3.31)**

Window to front aspect.

**Garage 16'2" x 8'7" (4.95 x 2.62 )**

Metal up and over door. Power connected.

**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**

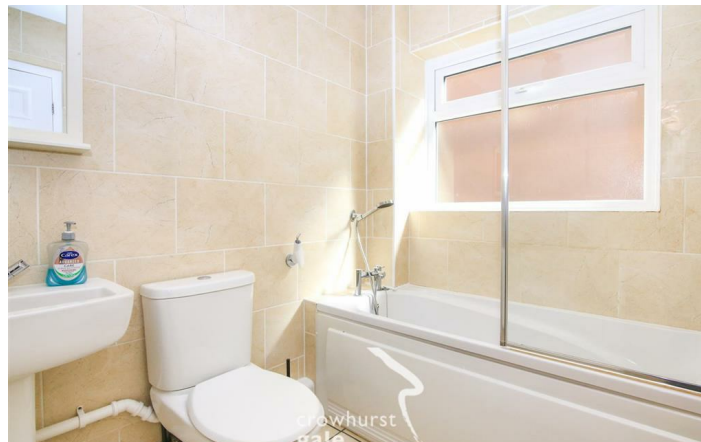
Tax Band: C

**Tenure**

Freehold

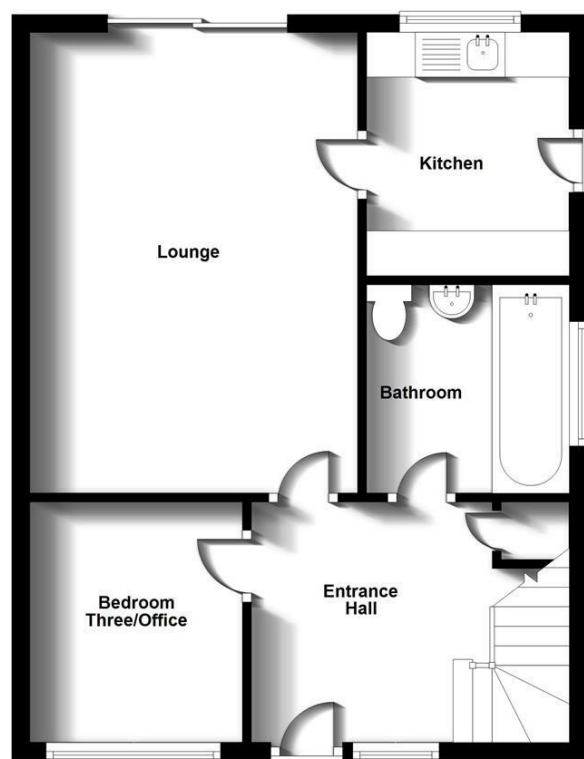
**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266

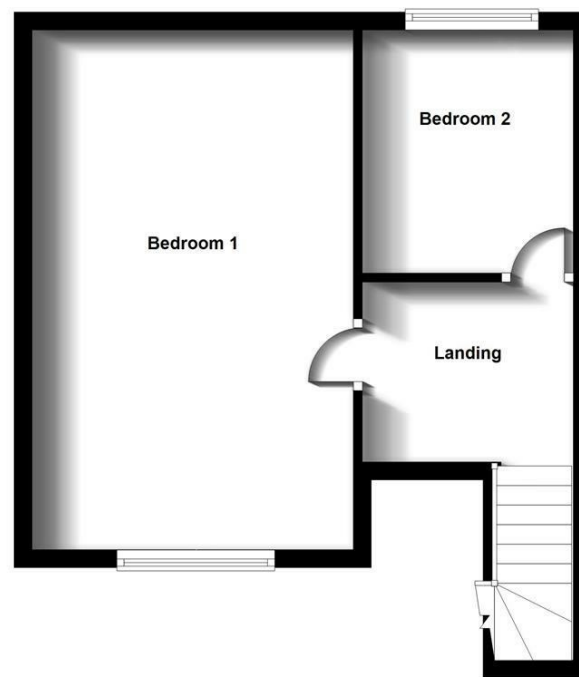




Ground Floor



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 | 76        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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