



**Coltsfoot Close, Coton Meadows, Rugby**  
**Guide Price £240,000**

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gale



# Coltsfoot Close, Coton Meadows, Rugby

Crowhurst Gale Estate Agents are pleased to offer this very well presented two bedroom property in the sought after area of Coton Meadows. In brief the property comprises: entrance hall, lounge, kitchen/diner, inner lobby and cloakroom to the ground floor. To the first floor there are two double bedrooms and a bathroom. The property further benefits: Upvc double glazing, gas central heating, rear garden and two allocated parking spaces. To view please call Crowhurst Gale 01788 522266.

## Frontage

Foregarden with paved path leading to door and timber pedestrian to side gate giving access to the rear garden. Storm porch with door into:

## Entrance Hall

Stairs rising to first floor. Radiator. Door into:

## Lounge 12'2" x 10'2" (3.71m x 3.10m)

Two Upvc double glazed windows one to front and one to the side aspect. T.V & telephone point. Radiator, door into:

## Kitchen/Diner 14'1" x 10'1" (4.31m x 3.09m )

Upvc double glazed window to rear aspect. A range of eye and base level units with work top surfaces, inset stainless steel sink with drainer and mixer tap over. Fitted four ring gas hob with extractor over and electric fan assisted oven below. Space and plumbing for dishwasher & washing machine. Space for fridge/freezer. Radiator. Door to large understairs storage cupboard. Door to:

## Inner Lobby

Obscured double glazed door onto rear garden. Radiator. Door to:



### **Cloakroom**

Low level W.C, wash hand basin, radiator.

### **First Floor Landing**

Access to loft space. Radiator. Doors to:

### **Bedroom One 13'9" x 9'11" (4.21m x 3.03m)**

Upvc double glazed window to rear aspect, radiator. Door to fitted wardrobe.

### **Bedroom Two 13'9" x 9'7" (4.20m x 2.94 )**

Two Upvc double glazed window to front aspect, radiator. Door to fitted wardrobe/cupboard.

### **Bathroom 6'6" x 6'6" (1.99m x 1.99m )**

Upvc obscure double glazed window to side aspect. A part tiled suite comprising: panelled bath with mains shower fitted over. Low level W.C, pedestal wash hand basin with tiled splash backs. Electric shave point, extractor fan. Radiator.

### **Rear Garden**

Enclosed rear garden with side timber pedestrian gate giving access to frontage. Laid to lawn with patio area. Outside tap. Rear gate giving access to parking area.

### **Parking**

This property comes with two allocated parking spaces.

### **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**

Tax Band: C

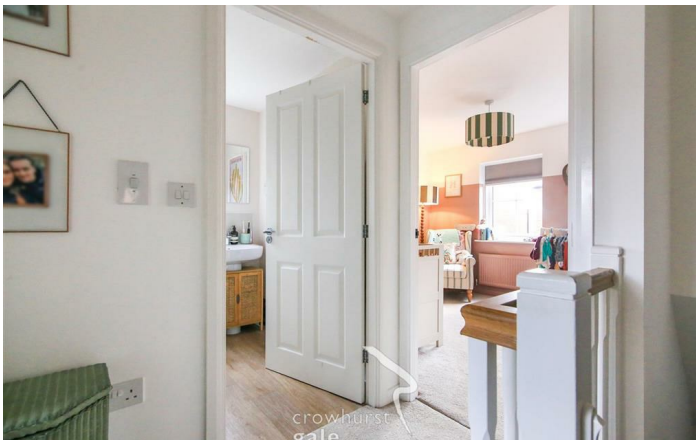
### **Tenure**

Freehold

### **Directions For Sat Nav**

Directions For Sat Nav: CV23 0FE

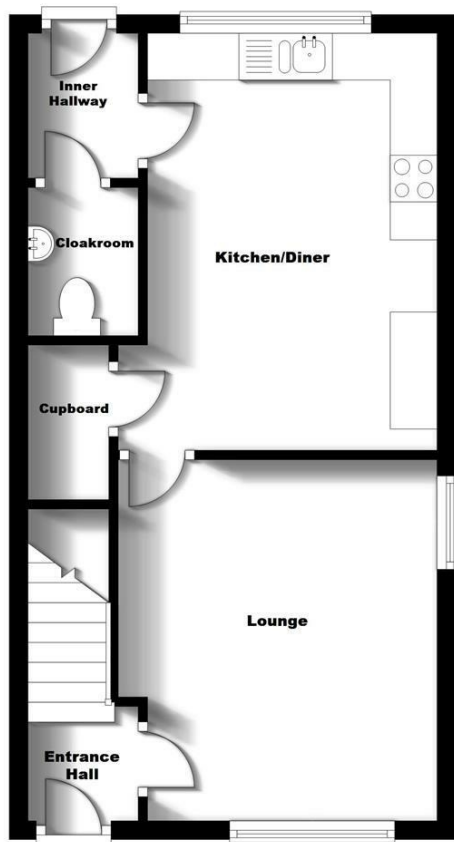
### **Viewing**



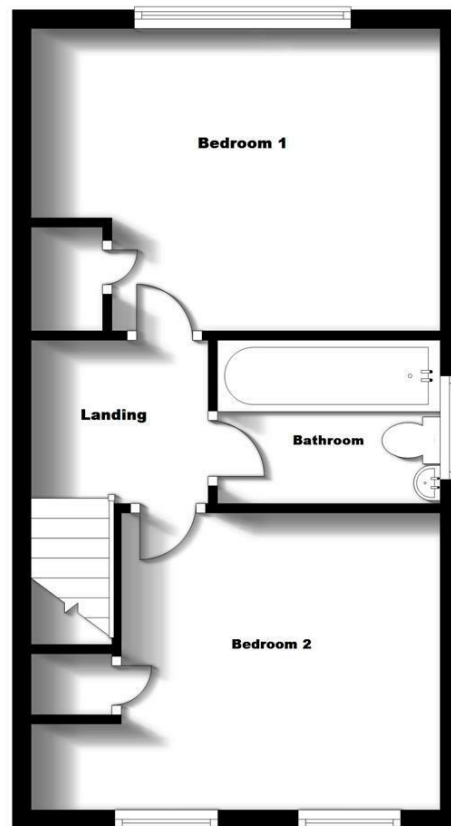
By appointment only through Crowhurst Gale Estate Agents 01788 522266



### 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		74	80
		EU Directive 2002/91/EC	

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		85	98
		EU Directive 2002/91/EC	

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