**Montague Road, Woodlands, Rugby**
**Guide Price £425,000**

crowhurst gale

# Montague Road, Woodlands, Rugby

Crowhurst Gale are pleased to offer this attractive four bedroom, detached property which enjoys a position in the sought-after Woodlands area of Rugby. This family house offers spacious and versatile living accommodation arranged over two floors. The property has a driveway and garage providing ample off-road parking to the front aspect, and an enclosed garden to the rear which is laid mainly to lawn, with patio area and veggie plot. The internal accommodation comprises in brief of a hallway and guest WC, a lounge and separate dining room, fitted kitchen, and utility on the ground floor. The first floor has four well-proportioned bedrooms and a family bathroom. This superb family home further benefits from double glazing and gas central heating. Viewing is highly recommended.

**Frontage**

**Entrance Hall 22'11" x 5'11" (7.00 x 1.81)**
Enter via Double glazed door. Stairs to first floor with storage cupboard underneath.

**Guest WC**
Toilet and washbasin set within a vanity unit. Skylight window.

**Lounge 20'2" x 12'1" (6.17 x 3.69)**
Double glazed window to front and side aspect. Gas fire.

**Dining Room 11'1" x 11'7" (3.39 x 3.54)**
Double glazed sliding patio doors to rear garden.

**Kitchen 10'11" x 8'10" (3.35 x 2.70)**
Fitted kitchen with base and wall storage units. Breakfast bar. Double glazed window to rear aspect. Though-fare to utility room.

**Utility Room 4'9" x 6'9" (1.46 x 2.06)**
Double glazed door leading outside. Plumbing for washing machine. Space for fridge/freezer.

**First Floor Landing**
Double glazed window to side aspect. Access to loft. Doors leading to:

**Bedroom One 10'11" x 10'4" (3.33 x 3.17)**
Double glazed window to front aspect and double glazed door leading to a small balcony.

**Bedroom Two 10'9" x 11'1" (3.30 x 3.38)**
Double glazed window to rear aspect. Fitted wardrobes.

**Bedroom Three 12'1" x 8'11" (3.69 x 2.72)**
Double glazed window to side aspect. Fitted wardrobes.

**Bedroom Four 8'11" x 8'0" (2.73 x 2.46)**
Double glazed window to side aspect. Fitted wardrobes.

**Bathroom**
Panelled bath with shower fitted over. Toilet and washbasin. Double glazed window to side aspect.

**Rear Garden**
Mainly laid to lawn with deep, well stocked shrub boarders. Paved patio area. Veggie plot.

**Garage/Workshop 28'2" x 7'10" (8.61 x 2.39)**
Electric remote control door. Personnel door from rear garden. Power and light 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.

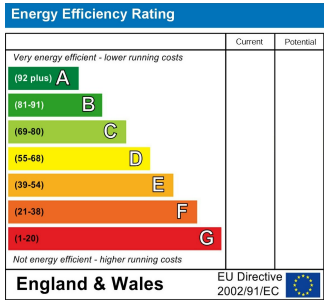
**Mortgage Services**
Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

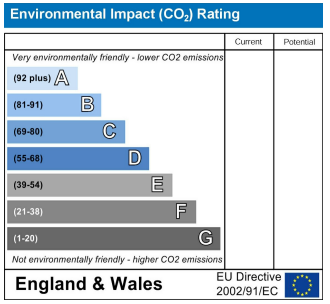
**Conveyancing Services**
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

**Tax Band**
Tax Band: E

**Tenure**
Freehold

**Viewing**
By appointment only through Crowhurst Gale Estate Agents
01788 522266

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