Sheridan Close, Hillside, Rugby
Guide Price £295,000

crowhurst gale

Sheridan Close, Hillside, Rugby

Crowhurst Estate Agents are pleased to present for sale this three bedroom semi-detached property. This well presented house is situated in a quiet cul-de-sac leading off Norton Leys on the popular Hillside development and is convenient for local shops, Sainsbury's superstore, schooling for all ages and regular bus service to Rugby town centre with its wide range of shops and amenities. The property also has gas heating to radiators via a recently fitted combination boiler and double glazing throughout. Accommodation briefly comprising: entrance vestibule, inner hallway. guest WC, open plan lounge/kitchen/dining room, three bedrooms and family bathroom. Outside are beautifully maintained gardens parking for two vehicles and a workshop/garage.

Frontage
Parking for two vehicles.

Entrance Hall
Extended entrance with two 'Velux' ceiling windows. Wooden flooring. Plumbing and space for washing machine and another appliance. Electric wall heater. Door to:

Guest WC
WC and wash hand basin. Window to the rear. Wooden flooring.

Inner Hallway
Understairs store cupboard. Stairs to first floor.

Lounge 11'3" x 14'10" (3.45 x 4.54)
Cast iron wood burning stove. Wooden flooring. Two radiators.

Dining Area 8'7" x 7'4" (2.63 x 2.25)
Tiled flooring. 'French' doors into rear garden and patio area.

Kitchen 8'1" x 15'7" (2.47 x 4.77)
Fitted kitchen with five ring gas hob and eye level electric oven. Built in fridge/freezer. Plumbing for dishwasher. Work surfaces. Window to the rear.

Bedroom Two (ground floor) 7'8" x 8'6" (2.36 x 2.60)
Window to front aspect. Radiator.

Bedroom Three (ground floor) 8'11" x 7'8" (2.72 x 2.34)
Window to front aspect. Radiator.

First floor Landing
Dog leg staircase. Door to eaves storage. Doors leading:

Bedroom One

Bathroom 6'5" x 6'2" (1.98 x 1.88)
Panelled bath with shower over. WC and wash hand basin. Opaque window to side. Heated towel rail.

Rear Garden
Large patio area with step up to a lawned area. Flower and shrub borders. Retaining walls. Summer house and two garden sheds. Access is gained via the side of the property,

Workshop/Garage 22'2" x 8'7" (6.77 x 2.62)
Power and light connected. Two windows to side. Work bench.

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.

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.

Local Authority
Rugby Borough Council

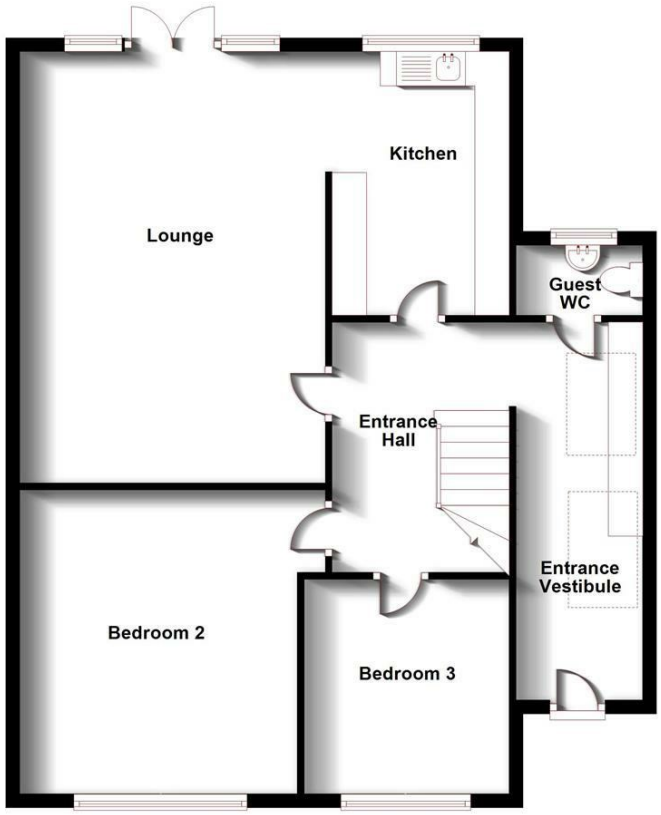
Conveyancing Services
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

Tax Band
Tax Band:C

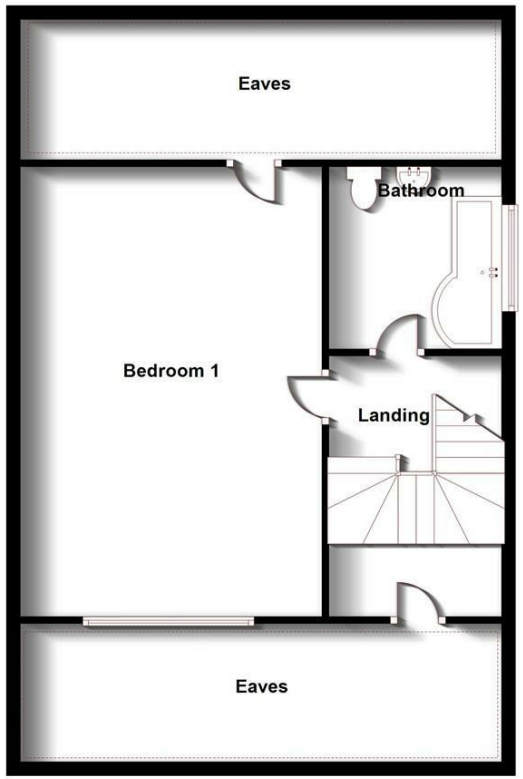
Tenure
Freehold

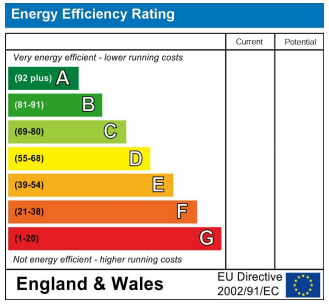
Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266

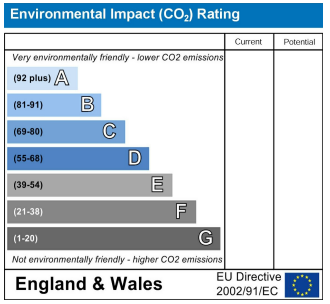
Ground Floor



First Floor







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

crowhurst gale