



Alwyn Road, Rugby, Warwickshire
Guide Price £285,000



Alwyn Road, Rugby, Warwickshire

Crowhurst Gale Estate Agents are pleased to market this semi detached property situated in the ever popular Alwyn Road which is close to Bilton Village amenities and within catchment for schooling of all ages. The property offers: Entrance hall, lounge/dining room and fitted kitchen to the ground floor and three bedrooms and a bathroom to the first floor. Outside the property there is ample parking and a large garden with countryside views to the rear.

Entrance Hall

Enter via front door in to hallway. Stairs to first floor. Under stairs storage housing gas combination boiler. Doors To:

Lounge/Dining Room 22'3" x 10'11" (6.79 x 3.33)

Window to front and door leading into garden. Log burner. Two radiators. Coving to ceiling.

Kitchen 14'3" x 6'9" (4.36 x 2.08)

Belfast sink with matching ceramic drainer and base unit underneath, further base and wall mounted units. Wooden work tops. Built in hob, oven and dishwasher. Plumbing and space for washing machine. Window to side and door to rear garden.

Landing

Window to side. Doors to:



Bedroom One 11'0" x 11'0" (3.36 x 3.37)

Window to front, Radiator.

Bedroom Two 11'0" x 10'10" (3.36 x 3.31)

Window to rear, Radiator.

Bedroom Three 6'10" x 7'0" (2.10 x 2.14)

Window to front, Radiator.

Bathroom

Wash hand basin and wc set with a vanity unit. Bath with shower above. Window to side.

Rear Garden

Mainly laid to lawn with paved patio area. The garden is south/west facing and has countryside views to the rear.

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

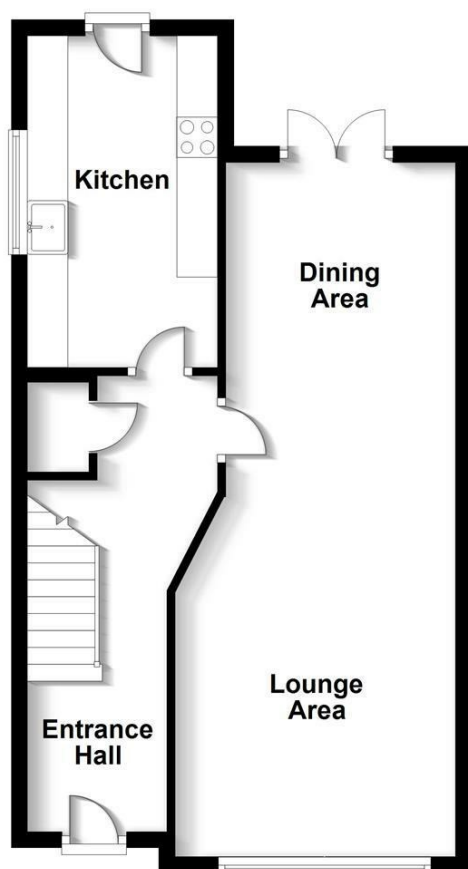
Directions For Sat Nav: CV22 7RA

Viewing

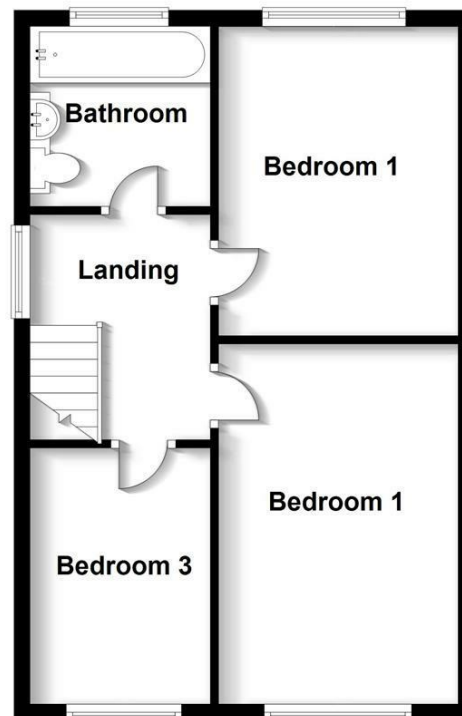
By appointment only through Crowhurst Gale Estate Agents
01788 522266



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	85

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

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