Sandown Road, Rugby,
£174,950

crowhurst gale

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Crowhurst Gale Estate Agents are pleased to offer for sale this two bedroom Victorian terraced home which is conveniently located for both the Rugby town centre and Rugby Railway Station. There are a range of amenities available within the area to include corner shops, hot food takeaways and bus routes to all areas. The property also offers excellent commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks. In brief the accommodation comprises of an entrance porch, lounge, dining room, fitted kitchen and ground floor W.C. To the first floor there are two double bedrooms with an en-suite bathroom to bedroom two. The property benefits from gas central heating to radiators and UPVC double glazing as specified. Externally there is an enclosed and low maintenance rear courtyard garden with paved patio area. The property is considered to be an ideal first time purchase/investment opportunity and early viewing is recommended.

Frontage
Small fore garden enclosed by boundary brick walling. Pathway leading to the front porch.

Entrance Hall
Enter via Upvc double glazed leaded front entrance door. Upvc double glazed window to the side elevation. Door leading to:

Lounge 11'9" x 13'4" (3.59 x 4.07)
Double glazed bay window to the front elevation. Feature gas living flame fire with wooden surround and tiled hearth (not currently in use). Radiator. Television aerial point. Laminated wood effect flooring. Coving to ceiling. Dado rail. Radiator. Under stair storage cupboard. Door leading to:

Dining Room 11'0" x 11'10" (3.36 x 3.62)
Double glazed window to the rear elevation. Radiator. Doorway with stairs leading to the first floor. Door leading to:

Kitchen 10'1" x 6'8" (3.09 x 2.05)
Comprising of a range of eye and base level units with work top surfaces. Sink and drainer unit with mixer tap over and cupboard beneath. Ceramic tiling. Space for cooker. Space for upright fridge/freezer. Space and plumbing for automatic washing machine. Door leading onto the rear courtyard. Door leading to:

W.C.
Comprises of a close coupled W.C. Tiled flooring. Tiling to splash back areas. Opaque Upvc double glazed window to the side elevation.

Landing
Loft hatch providing access to the loft space. Connecting doors leading to both bedrooms.

Bedroom One
Double glazed window to the front elevation. Built in over stairs storage cupboard with hanging rail. Radiator.

Bedroom Two
Double glazed window to the rear elevation. Built in storage cupboard with hanging rail. Coving to ceiling. Radiator. Door leading into:

Bathroom
Comprising of a panelled bath with fitted shower over. Shower screen. Close coupled W.C. Pedestal wash hand basin. Tiling to splash back areas. Radiator. Opaque Upvc double glazed window to the side elevation.

Rear Garden
Courtyard garden with decked and slate area. Enclosed by boundary walling. Gate providing rear pedestrian access across the rear of adjoining properties.

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.

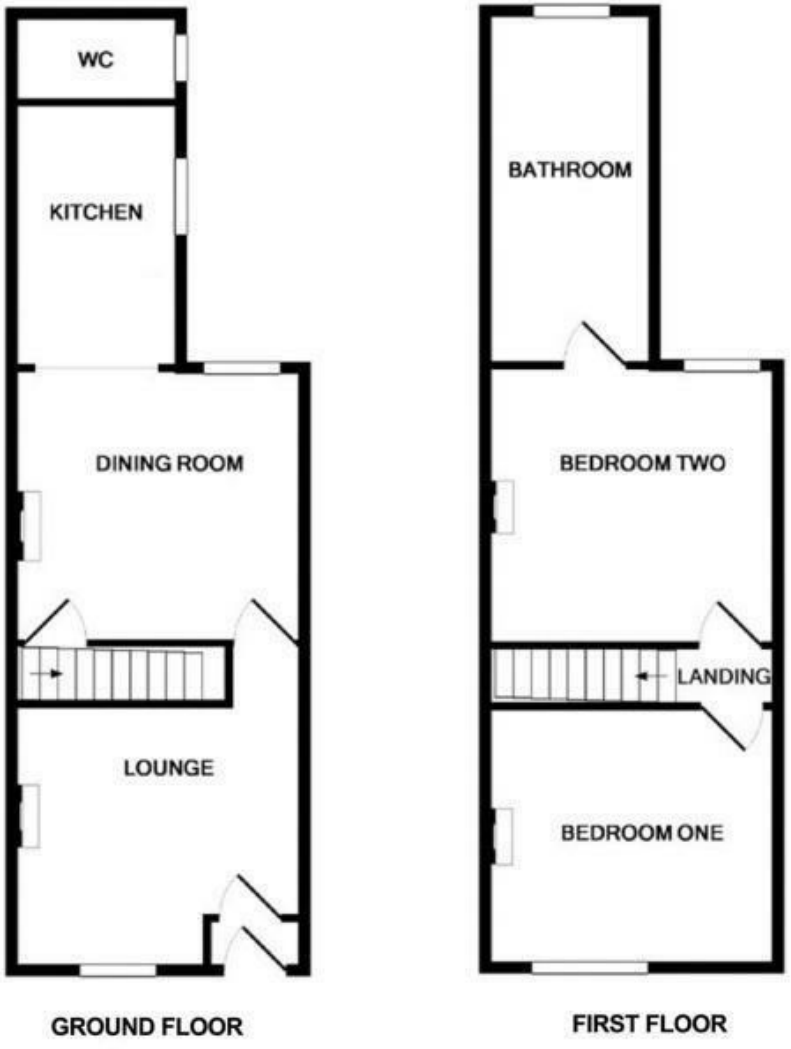
Conveyancing Services
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

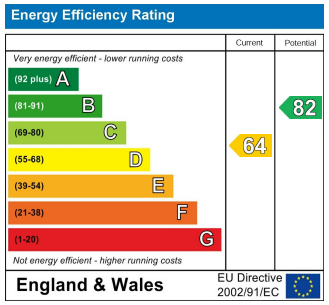
Local Authority
Rugby Borough Council

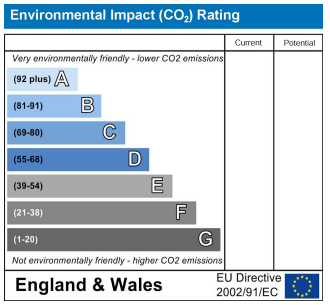
Tax Band
Tax Band: A

Tenure
Freehold

Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266







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