



Frobisher Road, Rugby, Warwickshire
Guide Price £275,000



Frobisher Road, Rugby, Warwickshire

Crowhurst Gale present this four bedroom semi detached property located in the popular area of Bilton. In brief the accommodation comprises; porch, entrance hall, lounge, kitchen, dining room, three first floor bedrooms, ensuite shower room and a family bathroom and a further bedroom to the second floor. Externally there are front and rear gardens, a driveway providing off road parking and a garage. This property additionally benefits from double glazing, and gas fired radiator heating. Bilton is a very popular residential area within easy walking distance of a wide range of local shops and amenities, well regarded schooling, and excellent transport links including regular bus routes, easy access to the M1/M6 and M45 motorways, and Rugby train station is just a ten-minute drive away operating mainline services to both Birmingham New Street and London Euston.

Entrance Hall

Hall:
With upvc double glazed, leaded light front door and opaque window to side. Telephone point. Ceramic tiled flooring. Covered radiator. Dog leg staircase to first floor.

Lounge 17'3" x 11'1" (5.26 x 3.38)

Coal effect gas fire in tiled hearth with surround. Coving to ceiling. Picture rail. Two wall lights. Two double glazed windows to front. TV aerial point. Double radiator.

Kitchen 9'4" x 9'4" (2.87 x 2.87)

Stainless steel sink unit, range of base units, wall cupboards, work tops with tiled splash backs. Built in fan assisted oven and grill. Gas hob with extractor fan over. Plumbing for automatic dishwasher and washing machine. Space for fridge/freezer. Ceramic tiled flooring. Inset spotlights. Window to rear.

Dining Room 10'6" x 13'5" max (3.21 x 4.11 max)

French doors to garden. Covered radiator.



Cloakroom

Low flush WC and wall mounted wash hand basin. Understairs storage cupboard.

First floor Landing

Doors To:

Bedroom One 15'3" x 11'1" (4.65 x 3.40)

A range of fitted wardrobes. Two double glazed windows to front. Two radiators.

En-Suite Shower

Shower enclosure. WC and washbasin.

Bedroom Two 8'9" x 8'11" (2.67 x 2.72)

Double glazed window to rear. Radiator

Bedroom Three 8'0" x 8'11" (2.46 x 2.72)

Double glazed window to rear. Radiator.

Bathroom 1.93m (6ft 4in) x 1.73m (5ft 8in)

Panelled bath with shower over, pedestal wash hand basin and low flush WC. Double glazed opaque window to side. Radiator/towel rail.

Second Floor Landing

Door to:

Bedroom Four 12'4" x 14'2" (3.76 x 4.32)

Built in wardrobe. Two storage cupboards. Two double glazed windows to rear.

Outside

Front garden mainly block paved providing parking, flower border, direct access to GARAGE. Fully fenced rear garden backing on to playing fields, two paved patio areas, lawn, borders and pergola. GARAGE with up and over door, power and light, window and personal door.

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.

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.

Tax Band

Tax Band: C



Local Authority

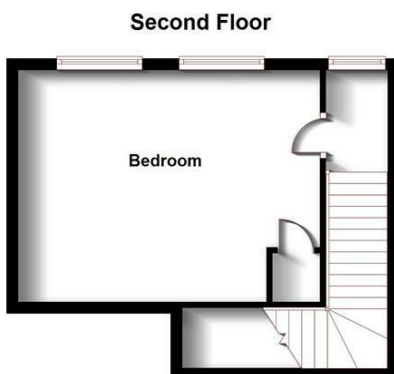
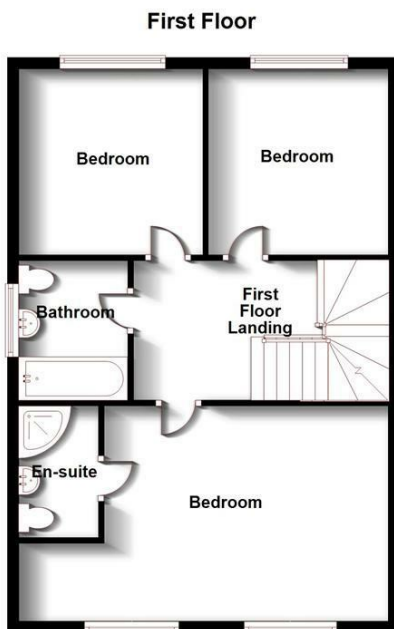
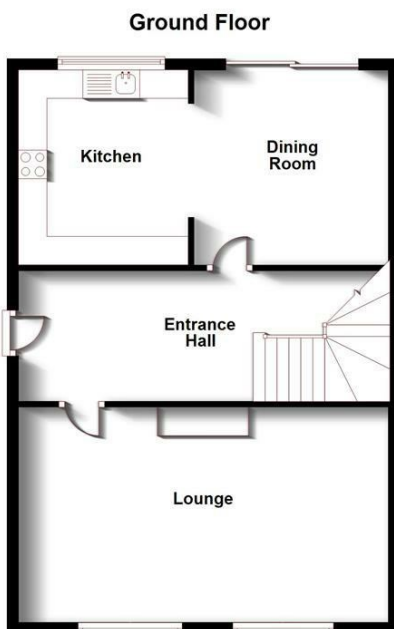
Rugby Borough Council

Tenure

Freehold

Viewing

By appointment only through Crowhurst Gale Estate Agents 01788 522266



| 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 | | |

| 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 | | |

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

