Cromwell Road, Southfields, Rugby
Guide Price £265,000

crowhurst gale

Cromwell Road, Southfields, Rugby

Crowhurst Gale are pleased to present this three bedroomed town house. The property is located in the Southfields area of Rugby which is close to amenities and schooling for all ages. Accommodation comprises : Entrance, bay fronted sitting room, dining room, extended kitchen/breakfast and ground floor WC, three first floor bedrooms and a bathroom. Front garden and private rear garden.

Frontage
Small gravelled area with paved pathway boundary wall.

Entrance Hall
Enter via double glazed door. Original 'Minton' tiled flooring. Coving to ceiling with feature archway. Staircase rising to First Floor with useful storage cupboards under. Radiator. Doors to:

Sitting Room 14'7" x 10'9" (4.47 x 3.28)
Double glazed sash bay window to front with shutters. Radiator. Coving to ceiling and ceiling rose. Feature fireplace with gas log burner inset and surround. Picture rail and coving.

Dining Room 1299'2" x 1105'7" (396 x 337)
Double glazed window to rear. Radiator. Picture rails and coving to ceiling.

Dining/Kitchen 19'3" x 8'10" (5.89 x 2.71)
One and half bowl sink and drainer with mixer tap. A range of kitchen units. Electric oven. Gas hobs. Space for American style fridge/freezer. Space and plumbing for automatic washing machine. Double glazed window to side.

Ground Floor WC
Double glazed window to side. WC.

First Floor Landing
Loft access hatch. Built-in cupboard over stairwell. Doors off to all rooms.

Master Bedroom 14'2" x 14'5" (4.33 x 4.41)
Double glazed bay window to front with shutters. Radiator. Stripped floor boards. Fitted furniture.

Bedroom Two 12'11" x 8'6" (3.95 x 2.61)
Double glazed window to rear. Radiator. Laminate flooring. Wardrobe.

Bedroom Three 8'10" x 11'6" (2.71 x 3.51)
Double glazed window to rear. Radiator.

Bathroom 5'10" x 7'5" (1.78 x 2.27)
Panelled bath with shower over. Wash hand basin and WC. Double glazed window to side.

Rear Garden
Mainly laid to lawn with patio areas to the front and rear. Enclosed with wooden panel fencing.

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.

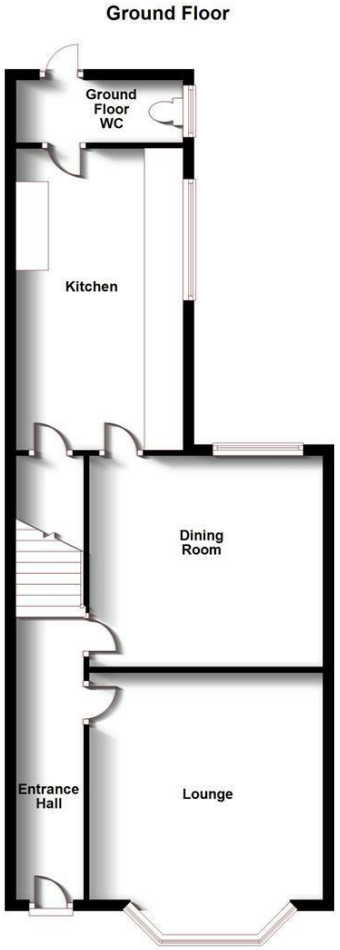
Conveyancing Services
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

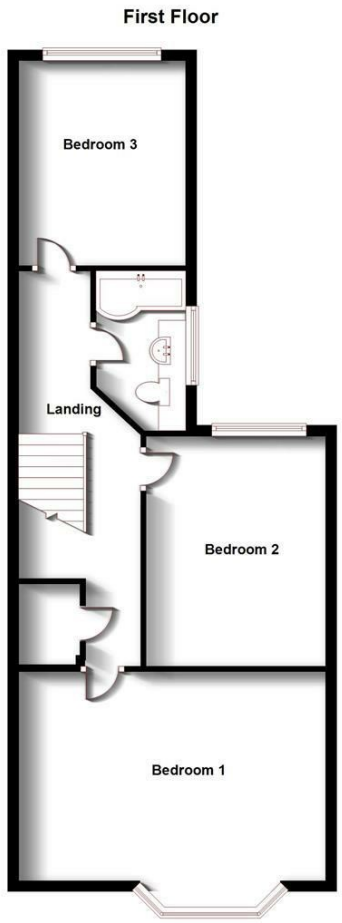
Mortgage Services
Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

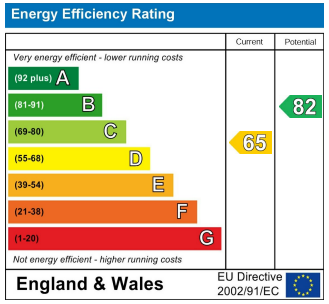
Tenure
Freehold

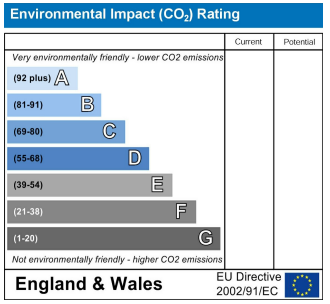
Local Authority
Rugby Borough Council

Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266









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