Seabroke Avenue, Rugby, Warwickshire
Guide Price £279,950

crowhurst gale

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Crowhurst Gale Estate Agents are very pleased to present to the market this two bedroom semi detached property (formerly three bedrooms) which is ideally situated for Rugby Town centre's shopping facilities and other amenities. This spacious home is also within easy reach of primary and secondary schools. In brief the property comprises: entrance hall, lounge, kitchen/dining room, sunroom/conservatory and cloakroom with WC to the ground floor. To the first floor there are two bedrooms and a shower room. The property further benefits from gas central heating, double glazing, rear garden with a converted summerhouse to create a hair salon with services laid on. An internal inspection of this very well presented house is essential.

Frontage
Parking for two vehicles.

Entrance Hall
Window to side and rear aspects. Stair to first floor. Doors to:

Lounge 14'11" x 11'8" (4.57 x 3.56)
Bay window to front aspect. Feature fireplace.

Kitchen/Dining Room 20'1" x 15'0" (6.13 x 4.58)
Fitted kitchen with various storage units and drawers. Integral appliances. Window to side aspect. Door to:

Sunroom/Conservatory 15'5" x 7'4" (4.70 x 2.24)
Double doors into rear garden and patio area.

First Floor Landing
Doors to:

Bedroom One 14'11" x 11'8" (4.57 x 3.56)
Bay window to front aspect. Built in wardrobes.

Bedroom Two 14'11" x 9'6" (4.57 x 2.90)
Two windows to rear aspect.

Shower Room
Shower enclosure, WC and washbasin. Window to side aspect.

Rear Garden
Beautiful, well stocked garden with patio area.

Home Office/Salon
Currently used as a hair salon, this summerhouse is insulated and has an electric heater and mains water and drainage laid on.

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.

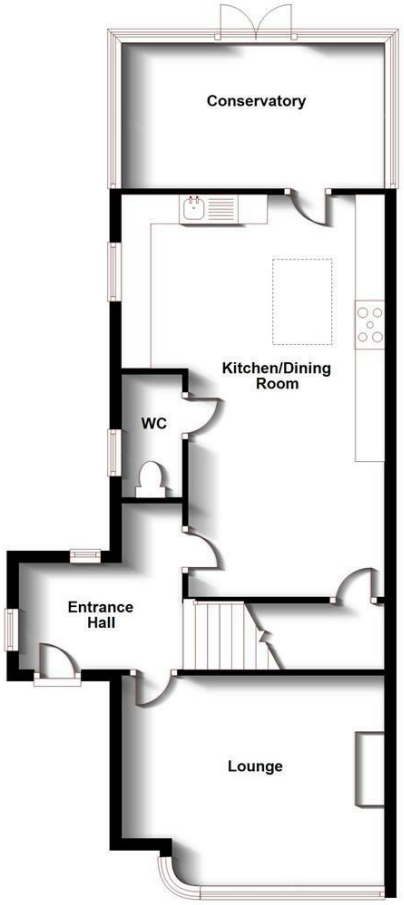
Local Authority
Rugby Borough Council

Tax Band
Tax Band: B

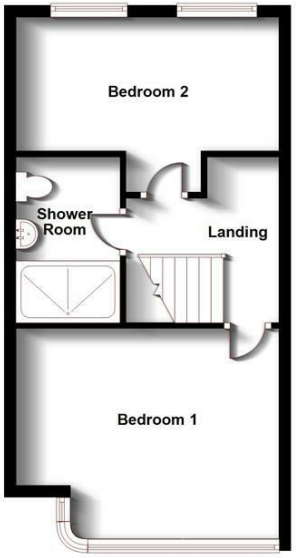
Tenure
Freehold

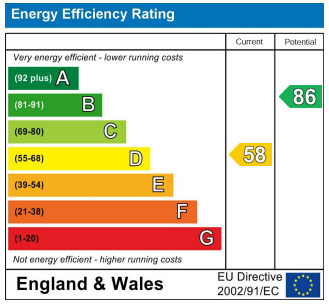
Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266

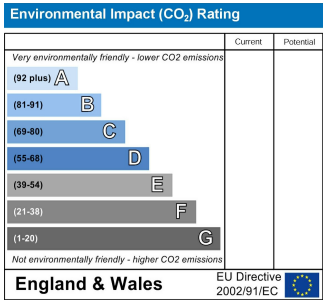
Ground Floor



First Floor







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