Morton Gardens, Rugby, Warwickshire
Guide price £265,000

crowhurst gale

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Crowhurst Gale are pleased to present this three bedroom link detached property situated in the popular cul de sac of Morton Gardens, close to the town centre, railway station and good local schools. The property comprises: Ground floor WC, lounge/dining room, Kitchen/breakfast, three bedrooms and a bathroom. To the outside are front and rear gardens, a garage and off street parking. The property requires some updating. Early inspection is advised to avoid disappointment.

Front Garden
Tarmac driveway leading to single garage, Lawned area and pathway leading to front door.

Entrance Hall
Enter via Double glazed door. Single panel radiator. Double glazed window to side elevation. Door to further accommodation. Door into:

Cloakroom
Double glazed obscure window to front elevation. WC. Wash hand basin with separate taps and inset into vanity cupboard. Single panel radiator. Vinyl flooring. Electric consumer unit.

Lounge 15'9" x 14'6" (4.82m x 4.42m)
Double glazed window to front aspect. Single and double panel radiators. Telephone point. TV aerial point. Electric fire with hearth, surround and mantle. Stairs to first floor.

Kitchen/Diner 14'7" x 8'3" (4.45m x 2.52m)
A range of fitted base and eye level units. Roll top work surfaces. Built in electric oven and four ring gas hob above. Electric extractor hood over. Built in sink with drainage board and mixer tap. Space and plumbing for washing machine. Space for fridge/freezer. Wall mounted boiler. Single panel radiator. Tiled splash backs. Under stairs cupboard. Doors to outside.

First Floor Landing
Double glazed window to side elevation. Loft hatch access. Doors to further accommodation.

Bedroom One 13'4" x 8'4" (4.08m x 2.56m)
Double glazed window to front elevation. Single panel radiator.

Bedroom Two 10'8" x 8'4" (3.26m x 2.55m)
Double glazed window to rear elevation. Single panel radiator.

Bedroom Three 7'1" x 5'9" (2.17m x 1.76m)
Double glazed window to front elevation. Single panel radiator. Airing cupboard housing .

Bathroom 5'6" x 5'11" (1.70 x 1.81)
Panelled bath, Low flush WC. Wash hand basin with pedestal. Double glazed obscure window to rear elevation. Heated towel rail. Tiled splashbacks.

Single Garage 17'3" x 8'7" (5.27 x 2.64)
Up and over door. Light and power.StoageDoor into rear garden and door into conservatory.

Rear Garden
Mainly laid to lawn with a patio area. Various shrubs. Door into garage. Fencing to all boundaries.

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.

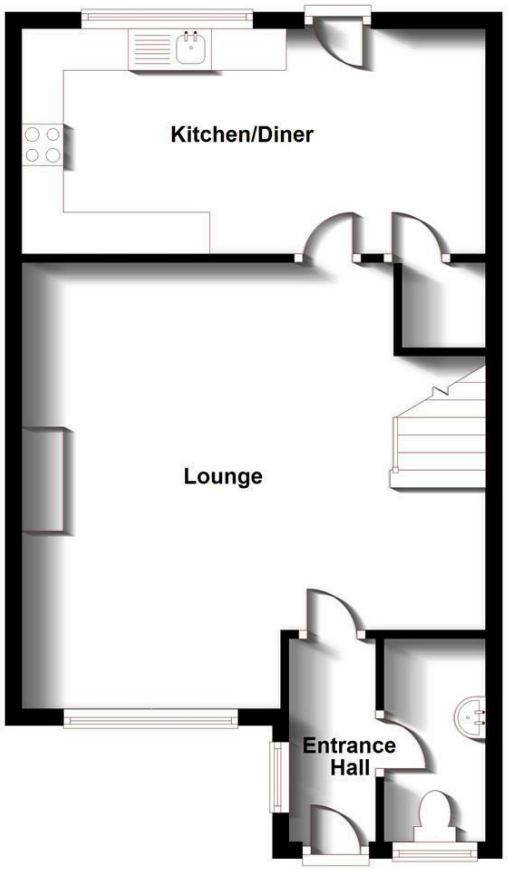
Local Authority
Rugby Borough Council

Tenure
Freehold

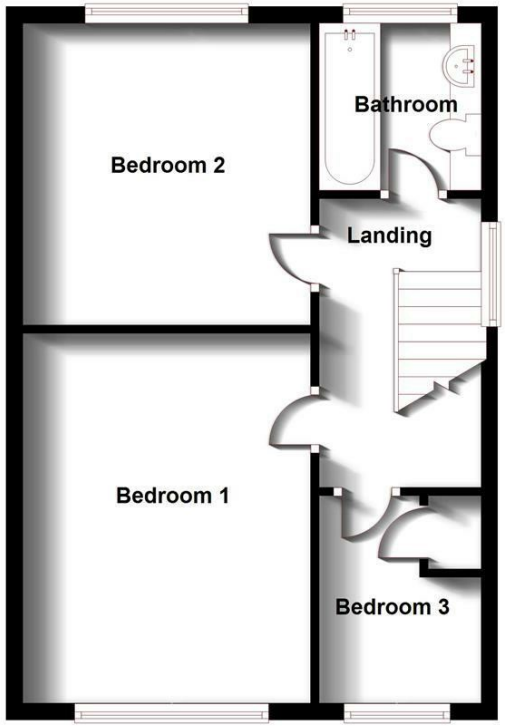
Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266

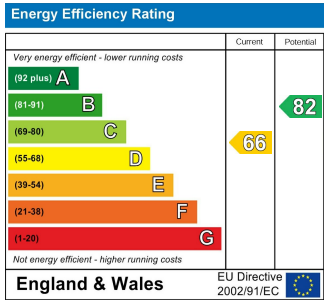
Tax Band
Tax Band: D

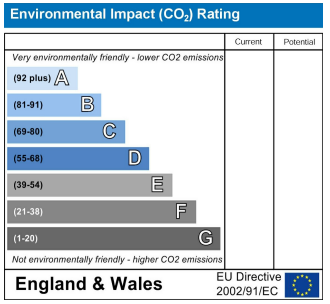
Ground Floor



First Floor







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