Carlton Road, Rugby, Warwickshire
£375,000

crowhurst gale

Carlton Road, Rugby, Warwickshire

Crowhurst Gale are pleased to present this good size family home with a well stocked garden and single garage. The property is situated in an excellent position in a quiet cul de sac which is convenient for local shops, schooling for all ages and bus service to Rugby town centre. The property benefits from a heat source pump heating to radiators/hot water and double glazed windows with accommodation briefly comprising: entrance hall, cloakroom, office/bedroom four, large lounge/dining room, kitchen to the ground floor. Landing, three bedrooms and bathroom with additional WC to the first floor. Outside front garden is laid mainly to lawn with driveway giving direct access to a single garage and well stocked, private rear garden.

Frontage
Lawned area. Driveway leading to Garage.

Entrance Hall
Stairs to first floor. Doors to:

Guest WC
WC and washbasin.

Lounge/Dining Room 28'1" x 9'3" (8.58 x 2.83)
Bow window to front. Patio doors to rear.

Kitchen 9'5" x 10'2" (2.88 x 3.11)
Recently fitted kitchen with built-in appliances.

Office/Bedroom Four 6'8" x 9'3" (2.04 x 2.83)
Window to front.

First Floor Landing
Doors to:

Bedroom One 15'4" x 12'11" (4.68 x 3.96)
Window to front.

Bedroom Two 9'6" x 12'11" (2.91 x 3.95)
Window to front

Bedroom Three 9'8" x 9'6" (2.97 x 2.92)
Window to rear.

WC
WC and washbasin.

Bathroom 8'9" x 8'2" (2.68 x 2.50)
Shower, panelled bath, WC and washbasin. Window to rear.

Rear Garden
Well stocked rear garden. Access is gained via driveway to the side.

Garage 8'9" x 16'4" (2.69 x 5.00)
Single garage with electric remote roller. Heat source pump unit.

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.

Local Authority
Rugby Borough Council

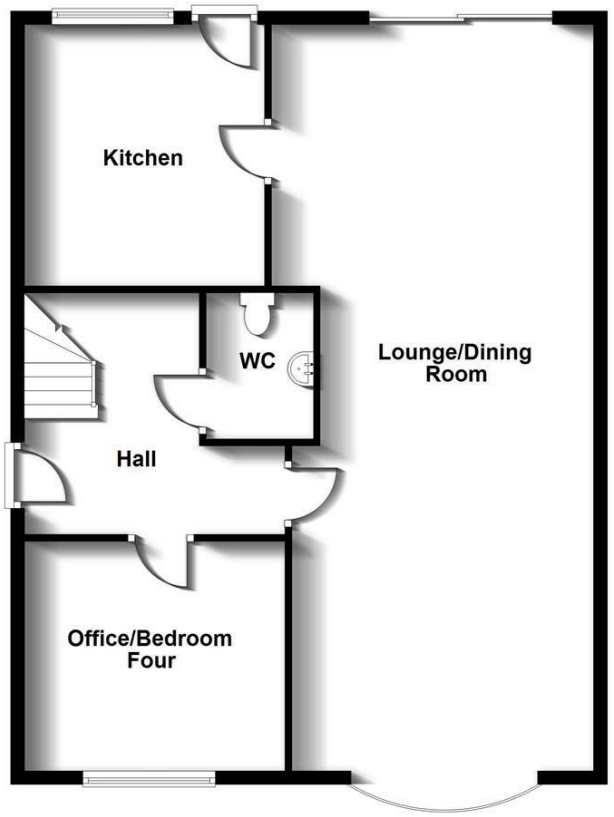
Tax Band
Tax Band: C

Local Authority
Rugby Borough Council

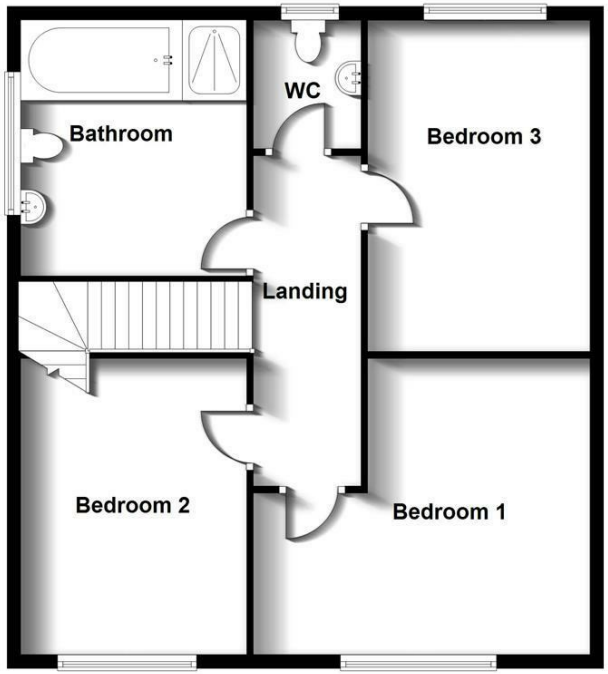
Viewing

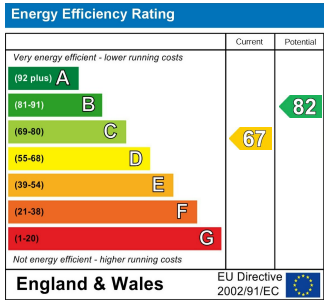
By appointment only through Crowhurst Gale Estate Agents
01788 522266

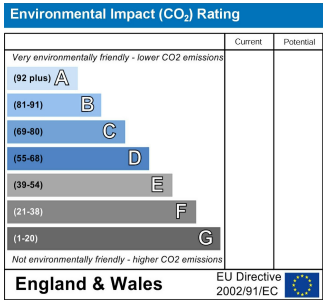
Ground Floor



First Floor







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

crowhurst gale