



Alwyn Road, Rugby, Warwickshire
Offers over £310,000



Alwyn Road, Rugby, Warwickshire

Crowhurst Gale Estate Agents are delighted to market this three bedroom semi detached property situated in the ever popular Alwyn Road which is close to Bilton Village amenities and within catchment for schooling of all ages. The property offers: Entrance porch, Entrance hall, Lounge, Kitchen/Dining Room and Conservatory/Sun room to the ground floor and three well proportioned bedrooms and a bathroom to the first floor. Outside the property there is a single garage, Gardeners WC, ample off street parking and a large well kept garden to the rear. Book your viewing now on 01788 522266.

Frontage

Block paved driveway providing off street parking and access to single garage. Wrought iron gates.

Porch

Constructed of Upvc double glazed panels with a double glazed door.

Entrance Hall

Stairs to first floor landing. Under stairs storage cupboard. Radiator. Doors leading to:

Lounge 12'7" x 12'9" (3.85 x 3.90)

Double glazed bay window to front. Radiator. Wall lights. Gas fireplace. Coving to ceiling.

Kitchen/Dining Room 19'7" x 9'3" (5.99 x 2.83)

Double glazed windows to rear and side aspects. Stainless steel sink and drainer with base unit under, further base and wall units. Worktop surfaces. Space for cooker, fridge and dining table. Opaque double glazed door to outside. Sliding patio door to:



Conservatory/Sun Room

Two 'Velux' windows. Sliding patio door to rear patio and garden. Space and plumbing for washing machine, dish and freezesherr.

Outside WC

Upvc door. WC and wash hand basin.

First Floor Landing

Double glazed window to side aspect. Airing cupboard housing gas combination boiler. Access to loft space with pulldown ladder.

Bedroom One 12'9" x 17'6" (3.90 x 5.35)

Double glazed window to front aspect. Fitted wardrobes, drawers and dressing table. Radiator.

Bedroom Two 10'5" x 10'6" (3.20 x 3.21)

Double glazed window to rear aspect. Radiator.

Bedroom Three 7'6" x 11'8" (2.32 x 3.57)

Double glazed window to rear aspect. Radiator.

Bathroom

Panelled bath with shower fitted over. Wash hand basin and WC. Ceramic tiled walls.

Rear Garden

A well stocked, well loved, rear garden with paved patio areas, lawned areas and various trees, shrubs and flower beds. Summerhouse and garden shed.

Garage 18'4" x 8'1" (5.61 x 2.48)

Remote controlled electric roller door. Power and light connected.

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



Tax Band

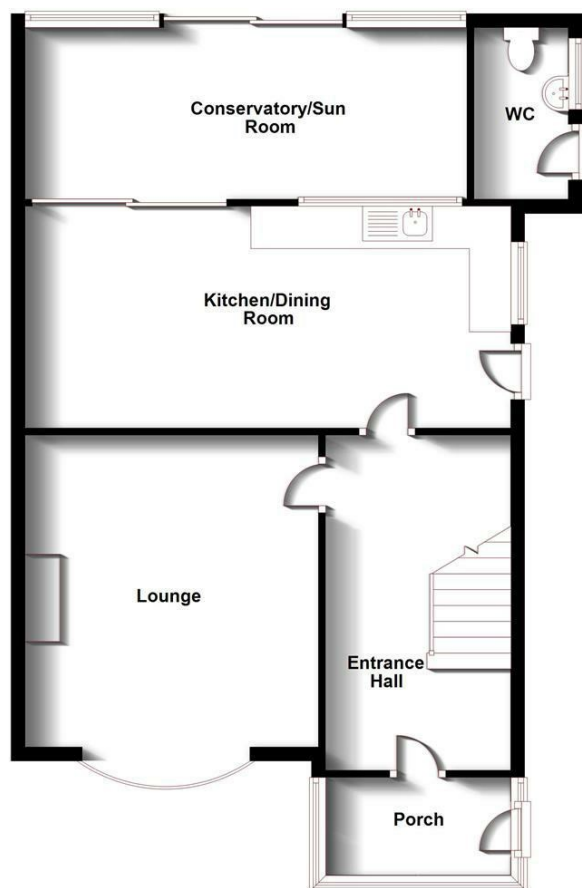
Tax Band: C

Viewing

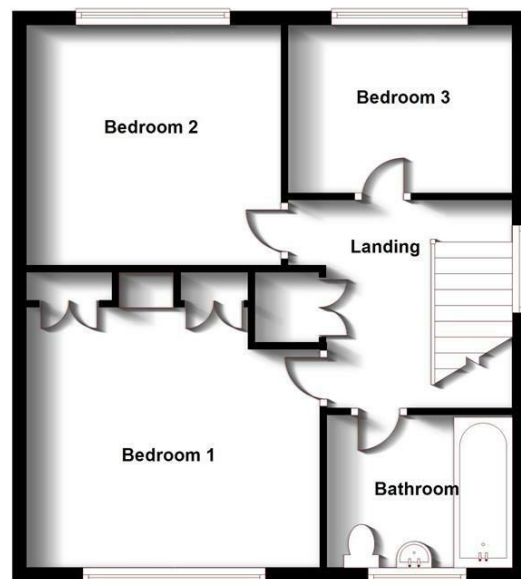
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



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	75

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	

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