Baker Street, Rugby, Warwickshire
Offers over £265,000

crowhurst gale

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Crowhurst Gale Estate Agents are pleased to present to market this modern semi detached property ideally situated for Rugby Train Station and other local amenities. The property was built by Messrs St Modwen Homes in 2018 leaving approximately 7 years left on the NHBC guarantee. In brief the property comprises: entrance hall, lounge/diner, kitchen and a cloakroom to the ground floor. To the first floor there are three bedrooms and a bathroom. The main bedroom also benefits from an en suite shower room. The home further benefits from Upvc double glazing, gas central heating, front and rear garden, allocated parking for two vehicles located to the rear of the property.

Frontage
Wrought iron railing to front. Bark chippings with a variety of shrubs. Paved path to the side aspect giving access to the rear garden. Storm porch. Paved path leading to:

Entrance Hall
Enter via part double glazed door. Stairs rising to the first floor, radiator. Door to understairs storage cupboard with further storage. Doors to:

Cloakroom
Low level w.c, wash hand basin. Radiator.

Lounge/Diner 15'3" x 10'9" (4.67m x 3.29m)
Double glazed French doors to the rear aspect with windows to the other side. T.V aerial point, radiator.

Kitchen 10'10" x 10'0" (3.31m x 3.07m)
Upvc double glazed window to the front aspect. A range of eye and base level units with work top surfaces, inset stainless steel sink with drainer and mixer tap over. Fitted four gas hob with extractor over and oven below. Fitted dishwasher and washing machine. Fitted fridge and freezer. Cupboard housing the gas combi boiler. Radiator.

First Floor Landing
Access to the loft space, radiator. Doors to:

Bedroom One 10'9" x 9'4" (3.28m x 2.87m)
Upvc double glazed window to the front aspect, T.V aerial point, radiator. Fitted wardrobes. Door to:

En Suite Shower Room 5'5" x 5'3" (1.67m x 1.62m)
Upvc obscure double glazed window to the front aspect. A part tiled suite comprising: enclosed shower cubicle, low level w.c, wash hand basin. Heated towel rail.

Bedroom Two 10'1" x 8'11" (3.08m x 2.72m)
Upvc double glazed window to the rear aspect, radiator.

Bedroom Three 10'8" x 6'1" (3.27m x 1.87m)
Upvc double glazed window to the rear aspect, radiator.

Bathroom
A part tiled suite comprising: bath with shower fitted over. Low level w.c, wash hand basin. Radiator, extractor, radiator.

Rear Garden
Enclosed rear garden with paved patio area. Lawn with paved path leading to timber gate giving access to the allocated parking area.
Side timber gate giving access to the frontage.

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.

Local Authority
Rugby Borough Council

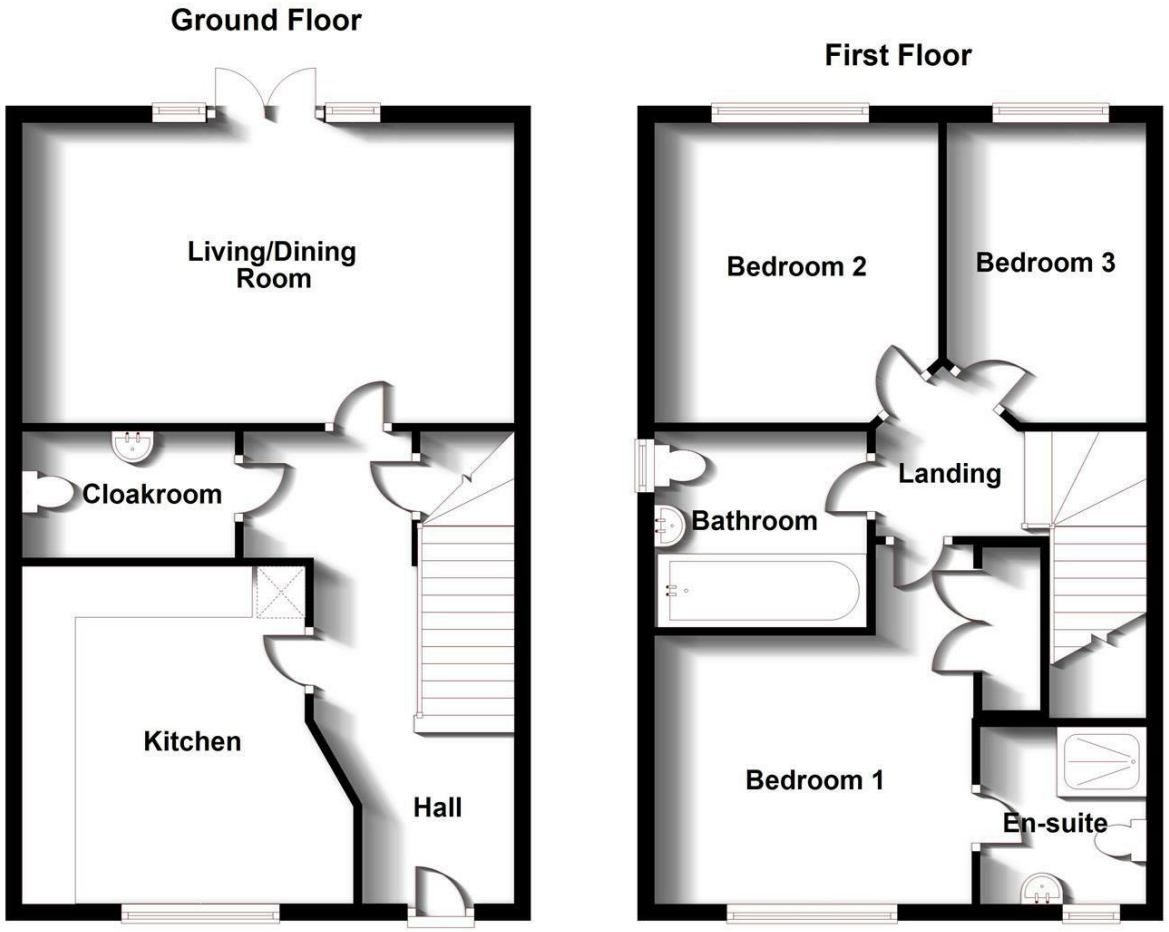
Tax Band
B

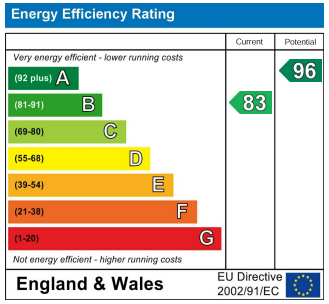
Tenure
Freehold

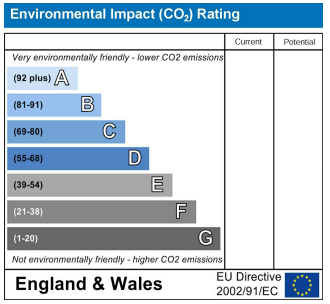
Directions For Sat Nav
CV21 1HZ

Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266







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