



**Rokeby Street, Rugby, Warwickshire**  
**Guide Price £215,000**

crowhurst  
gale



# Rokey Street, Rugby, Warwickshire

Crowhurst Gale Estate Agents are delighted to offer this very well presented two bedroom mid terraced Edwardian property which has been significantly updated and improved whilst retaining many original features. The properties location is within walking distance of Rugby Town Centre and train station, and is situated in a quiet cul-de-sac. In brief, the property comprises entrance hallway, dining room, lounge, two double bedrooms, kitchen, first floor bathroom, double glazing and gas central heating. To the exterior there is a slate chipping front area with tiled path, and an enclosed rear garden with shed. Viewing is highly recommended. NO CHAIN.

## Entrance Hall

Enter via Upvc door to front into hallway, wooden flooring, dado rail, coving to ceiling, understairs storage cupboard and doors to rooms.

## Dining Room 13'1" x 9'4" (3.99 x 2.85)

Upvc double glazed bay window to front aspect, radiator, coving to ceiling.

## Lounge 12'5" x 11'11" (3.80 x 3.64)

Upvc double glazed window to rear aspect, radiator, feature fire place with electric style log burner, coving to ceiling. Door to stairs.

## Kitchen 17'1" x 6'8" (5.23 x 2.04)

Two Upvc double glazed windows to side aspect, Upvc double glazed window to rear aspect, half glazed Upvc door to side aspect, radiator, range of base and eye level units, built in oven and hob with extractor hood over, Belfast sink with mixer tap, tiled splash banks, quartz work tops, space and plumbing for dishwasher and washing machine, space for tumble dryer and fridge/freezer and wall mounted combination boiler.



## Landing

Dado rail and doors to rooms

## Bedroom One 12'5" x 10'11" (3.81 x 3.35)

Upvc double glazed window to front aspect, radiator, feature fireplace, built in cupboard with rail and loft access.

## Bedroom Two 12'0" x 9'4" (3.66 x 2.87)

Upvc double glazed window to rear aspect, radiator, feature fireplace, built in cupboard with hanging rails.

## Bathroom 6'9" x 8'10" (2.06 x 2.71)

Opaque Upvc double glazed window to rear aspect, radiator, laminate flooring, low level W/C, pedestal wash hand basin, panelled bath with shower attachment, separate shower cubicle with electric shower, half tiled walls, shower cubicle fully tiled.

## Outside Property

The front of the property is enclosed by a low retaining wall, with gate, slated area and tiled pathway. Enclosed rear garden with 'Lazy Lawn Turf', patio area, borders with mature shrubs and plants, outside tap, outside lighting, security light and garden shed. Access to rear garden is via security gate on Bridge Street.

## 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

Tax Band: B

## Tenure

Freehold

## Viewing

By appointment only through Crowhurst Gale Estate Agents 01788 522266

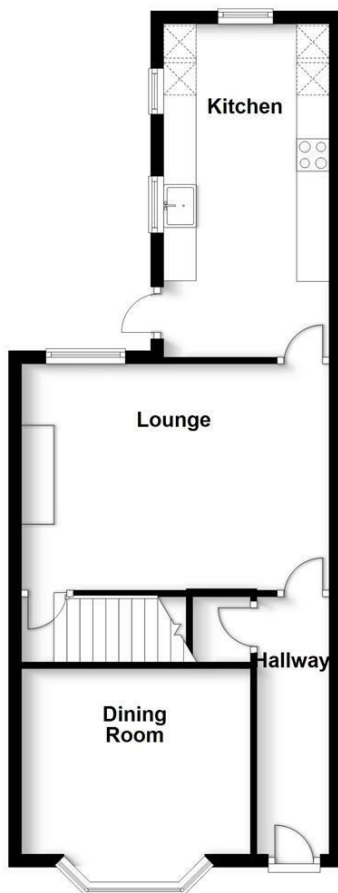
## Agents Notes

We are required under the Estate Agents Act 1979, and the provision of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is a Director of Crowhurst Gale Property Lettings Ltd and is therefore a 'connected person' as defined by that Act.

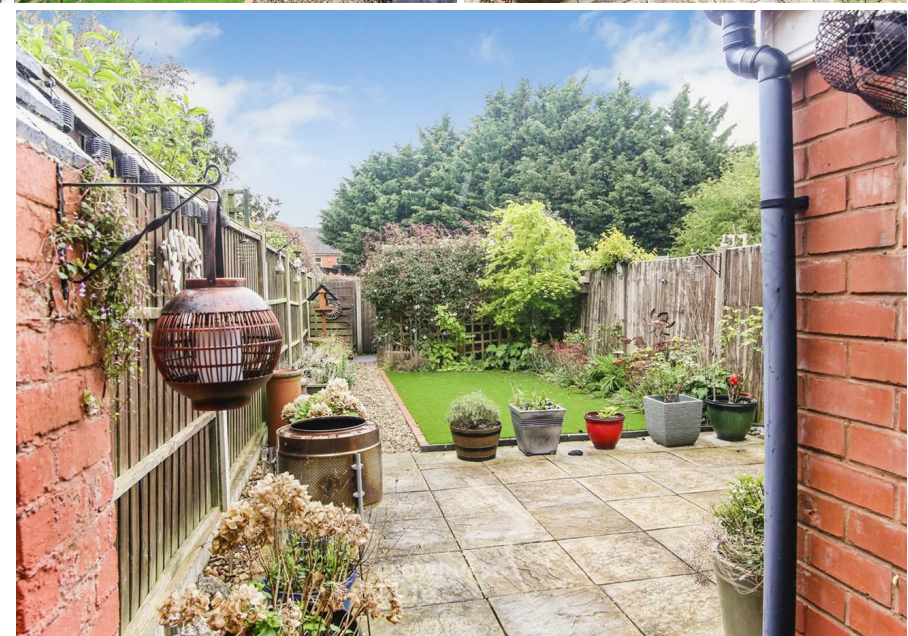




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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