



**Alwyn Road, Rugby, Warwickshire**  
**£460,000**



# Alwyn Road, Rugby, Warwickshire

Crowhurst Gale are pleased to present to the market, this four bedroom property on the ever popular Alwyn Road, Rugby. The property is set back from the road on a good size plot, and has countryside views to the front. The property lays between Bilton and Dunchurch villages with there wide range of amenities including general stores, public houses and several specialist retail outlets including a bakers, beauticians and butchers. In brief the accommodation on the ground floor comprises of: lounge/dining room, fitted kitchen, utility room and ground floor WC. On the first floor there are four bedrooms and a shower room. Outside there is parking for 2-3 vehicles leading to two separate garages and good size front and rear gardens with countryside views to the front aspect. The property also benefits double glazing and gas heating to radiators. This property is in need of some modernisation.

## Frontage

Driveway providing parking and leading to two garages. Lawned area with borders. Access to the side and rear of the property.

## Entrance Hall

Stairs to first floor. Doors to:

## Ground Floor WC

WC & Washbasin. Window to front.

## Lounge 22'4" x 16'11"ax 11'5" in (6.81 x 5.17max 3.48min)

Window to front aspect. 'French' doors to rear garden.

## Kitchen 12'0" x 12'1" (3.68 x 3.69)

Window to rear aspect. Fitted kitchen units. Space for appliances. Door to:



**Utility Room 12'3" x 8'2" (3.74 x 2.51)**

Window and door to rear. Plumbing for washing machine. Door to Garage #1

**First Floor Landing**

Window to front. Airing cupboard housing hot water cylinder.

**Bedroom One 13'8" x 10'5" (4.19 x 3.20)**

Window to front. Fitted wardrobe.

**Bedroom Two 11'8" x 10'4" (3.56 x 3.17)**

Window to rear. Fitted wardrobe.

**Bedroom Three 10'3" x 8'10" (3.14 x 2.70 )**

Window to front. Fitted wardrobe.

**Bedroom Four 8'10" 843'2" (2.70 257)**

Window to rear. Fitted wardrobe.

**Shower Room 9'5" x 6'7" (2.88 x 2.03)**

Opaque window. Walk-in Shower. WC and washbasin.

**Rear Garden**

Large rear garden which is mainly laid to lawn with well stocked flower and shrub beds.

**Garage #1 17'1" x 8'5" (5.21 x 2.59)**

Door from Utility. Up and over door.

**Garage #2****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 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.

**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.

**Local Authority**

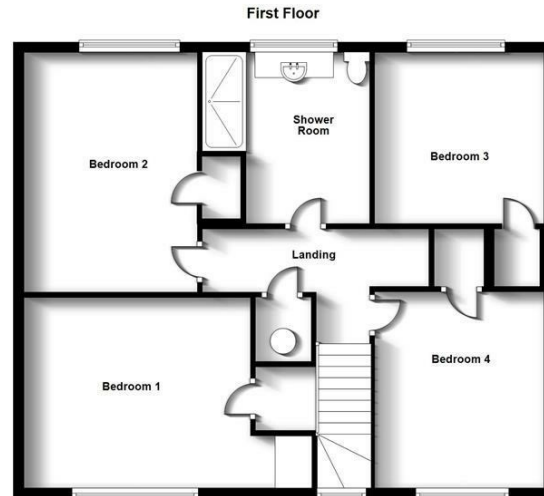
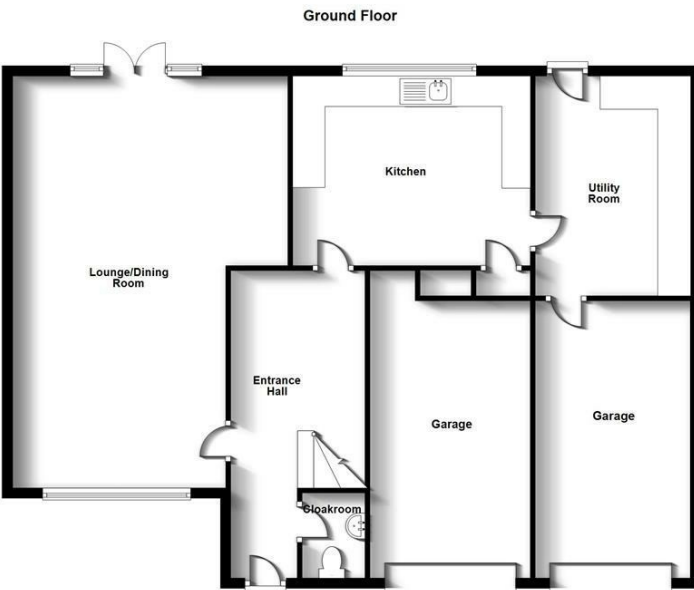
Rugby Borough Council



**Tenure**  
Freehold

**Tax Band**  
Tax Band: E

**Viewing**  
By appointment only through Crowhurst Gale Estate Agents  
01788 522266



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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