



Rugby Road, Brandon, Warwickshire
Offers In Excess Of £425,000

crowhurst
gale



Rugby Road, Brandon, Warwickshire

Crowhurst Gale are very pleased to present this detached family house on a large plot in the highly sought after village of Binley Woods. The property briefly consists of: Entrance Hallway, Kitchen/Breakfast Room, Lounge/Dining Room, Ground Floor Bedroom, and Shower Room to the ground floor. Two further bedrooms are situated on the first floor. There is parking for multiple cars to the front of the property and vehicular access to rear and a single garage. The property is set on a large plot which is ideal for development opportunities (subject to local planning consents).

Frontage

Parking for several vehicles.

Entrance Hallway

Lounge/Dining Room

Lounge Area 24'9" x 9'11" (7.55 x 3.04)

Window to front aspect.

Dining Area 8'10" x 16'2" (2.71 x 4.93)

Window to rear aspect.

Ground Floor Bedroom 9'11" x 11'1" (3.04 x 3.39)

Window to the rear.

Shower Room 7'1" x 7'6" (2.16 x 2.29)

Window to side aspect.



Kitchen/Sitting room 12'2" x 14'10" (3.72 x 4.54)

Windows to front aspect.

First Floor Landing

Bedroom 11'8" x 9'10" (3.58 x 3.02)

Window to rear.

Bedroom 9'11" x 8'9" (3.04 x 2.68)

Window to rear.

Garage 35'7" x 11'11" (10.87 x 3.65)

Rear Garden

Extensive garden with Garage and Brick Built Outhouse.

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

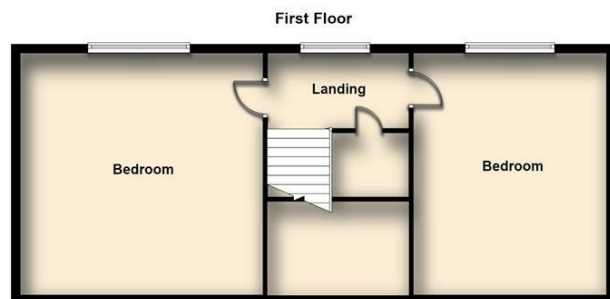
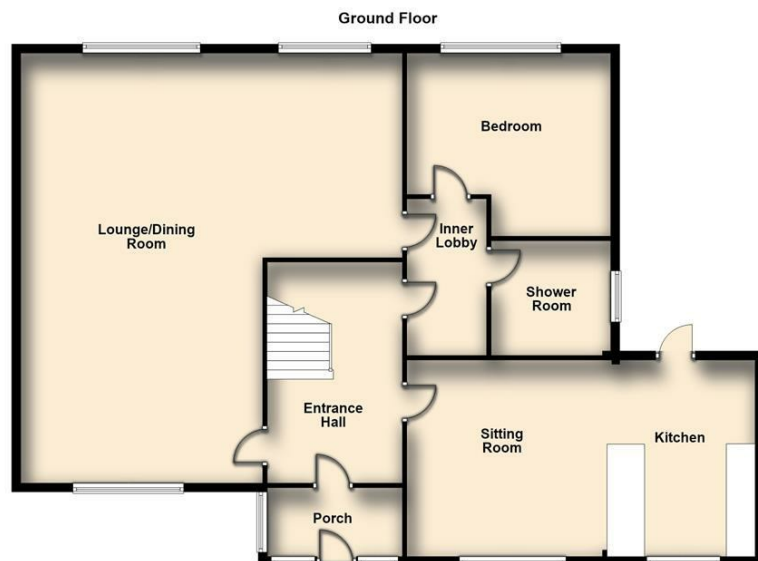
Tenure

Freehold

Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266





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

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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