



**Frobisher Road, Rugby,  
Guide Price £139,950**

**GRENVILLE CL**



# Frobisher Road, Rugby,

Crowhurst Gale are delighted to welcome to the market this two bedroom ground floor maisonette situated in Bilton. The Property is located close to Primary and Secondary Schools and local amenities and has excellent access to all transport links. The Property comprises of Entrance Hall, Lounge/Dining Room, Kitchen, Two Bedrooms and Bathroom. There is a private garden to the rear and a separate garage in a block. Viewing is essential to appreciate this lovely property.

## Entrance

Two storage cupboards and doors to all rooms.

## Kitchen 11'8" x 6'9" (3.58 x 2.06)

Having base, drawer and wall units with worktops over, sink with drainer, plumbing and space for washing machine, space for fridge, integral electric hob and oven and double glazed window.

## Lounge/Dining Room 18'8" x 10'5" (5.69 x 3.19)

Double glazed window and two wall mounted electric heaters.

## Bedroom One 10'5" x 10'10" (3.19 x 3.31)

Double glazed window and electric wall mounted heater.

## Bedroom Two 10'3" x 6'9" (3.13 x 2.08)

Double glazed window and electric wall mounted heater.



**Bathroom 5'6" x 6'11" (1.69 x 2.11)**

Low level WC, wash hand basin, panelled bath with shower fitted, heated towel rail, double glazed window.

**Rear Garden**

Gate leading through to the garden and which is mainly laid to lawn with small patio area.

**Garage In Block**

Side private lane takes you up to the garage in block.

**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.

**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**

Leasehold

**Tax Band**

Tax Band: A

**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266

**Lease Details**

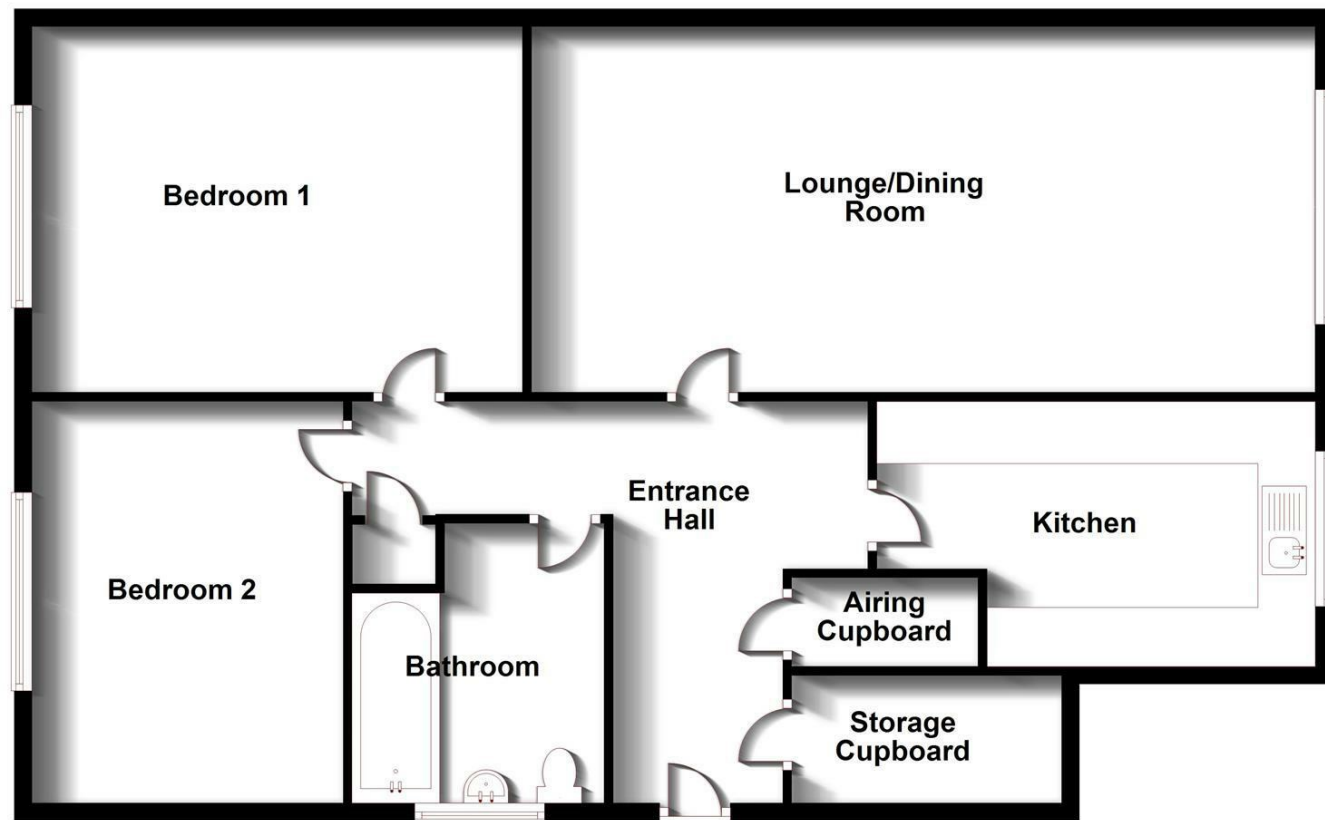
140 years left on lease

No Service Charge





### Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>77</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<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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