Anson Close, Bilton, Rugby
£240,000

crowhurst gale

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Crowhurst Gale are pleased to present this two bedroom semi detached bungalow which is situated in a quiet cul-de-sac being convenient for local shops, schooling for all ages, Sainsbury's superstone and Rugby town centre. The property benefits from gas central heating to radiators, double-glazing and accommodation briefly comprising: entrance hall, kitchen, lounge, conservatory, two bedrooms and shower room. Outside has a tarmacadam driveway, front garden and an enclosed rear garden. Single garage.

Frontage
Tarmacadam drive leading to a single garage. Front garden has Cotwold stone chippings with various shrubs planted.

Entrance Hall
Enter via double glazed door. Radiator. Storage cupboard. Access to loft space. Mains water stop. Doors to:

Kitchen 11'6" x 7'10" (3.51 x 2.41)
A range of kitchen units and drawers. Sink and drainer. Gas hob and electric oven. Plumbing for washing machine. Space for fridge. Double glazed windows to rear and side aspects. Ceramic tiling. Cupboard housing 'Valliant' combination boiler.

Lounge 16'6" x 11'5" (5.04 x 3.48)
Electric fire. Radiator. Double glazed window and door leading to Conservatory.

Conservatory 11'2" x 7'2" (3.42 x 2.20)
Double glazed panels with 'French' doors leading into Rear Garden.

Bedroom One 14'7" x 10'6" (4.46 x 3.21)
Fitted wardrobes and dressing table with drawers. Radiator.

Bedroom Two 9'4" x 8'9" (2.86 x 2.69)
Double glazed windows to front and side aspects. Radiator.

Shower room
Shower enclosure with shower fitted. Closed cistern WC. Wash basin set in a vanity unit. Opaque double glazed window to side.

Rear Garden
Lawned area with wide pathway. Enclosed with wooden fencing. Sitting area.

Garage 15'8" x 8'10" (4.78 x 2.71)
Up and over door. Power and light connected

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

Tax Band
Tax Band: C

Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266

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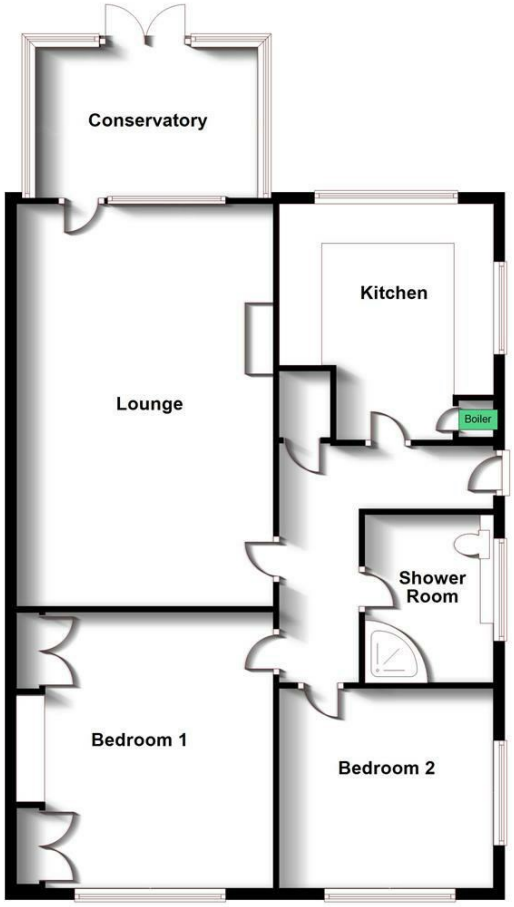

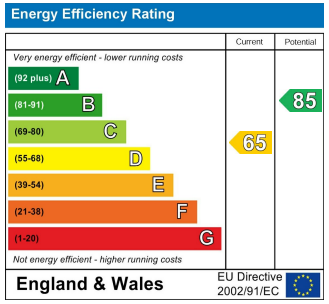

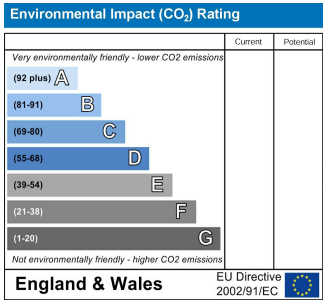

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