

Sawbridge Road, Rugby, Warwickshire
Price Guide £385,000

crowhurst gale

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Crowhurst Gale are pleased to present this well designed three bedroom detached bungalow, built on a generous plot in this highly desirable Warwickshire village. The property provides generous accommodation to include; Entrance hallway, Lounge with fireplace and views to the rear garden, Fitted kitchen/Diner, Three well proportioned bedrooms and a bathroom. Externally there are gardens to front and rear, and a single garage.

Accommodation Comprises
Entry via glazed hardwood door into:

Entrance Hallway
Radiator. Doors off to lounge, kitchen, bedrooms and bathroom.

Lounge 17'7" x 12'6" (5.36 x 3.82)
Windows to front. Radiator. Feature fireplace with open fire. Glazed timber door leading to:

Kitchen / Diner 19'0" x 11'6" (5.81 x 3.52)
Fitted with a range of base and eye level units with work surface space incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap over. Space for a freestanding electric cooker. Space for a fridge/freezer. Space and plumbing for a washing machine. Radiator. Floor mounted oil fired boiler. Window to rear. French door opening to rear garden. Further door to rear.





Bedroom One 12'1" x 9'6" (3.69 x 2.92)
Window to front. Radiator. Corner wash hand basin with vanity unit.

Bedroom Two 10'8" x 10'6" (3.26 x 3.22)
Window to side. Radiator. Built in wardrobe.

Bedroom Three 10'6" x 10'0" (3.22 x 3.05)
Window to front. Radiator. Built in wardrobe.

Bathroom
With suite to comprise; bath, separate shower cubicle, pedestal wash hand basin, and low level w.c. Radiator. Window to side elevation.

Front Garden
Block paving leading to stoned driveway which provides off road parking for three cars. Side access to rear garden. Brick walls to boundaries.

Garage 12'9" x 8'11" (3.91 x 2.74)
Twin doors. Power and lighting. Personal door to rear.

Rear Garden
Patio area. Area laid to lawn. A variety of mature plants shrubs and trees. Further allotment area. Greenhouse and shed. Newly replace oil storage tank.

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.

Local Authority
Rugby Borough Council

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.

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.

Tax Band
Tax Band: D

Viewing







By appointment only through Crowhurst Gale Estate Agents
01788 522266



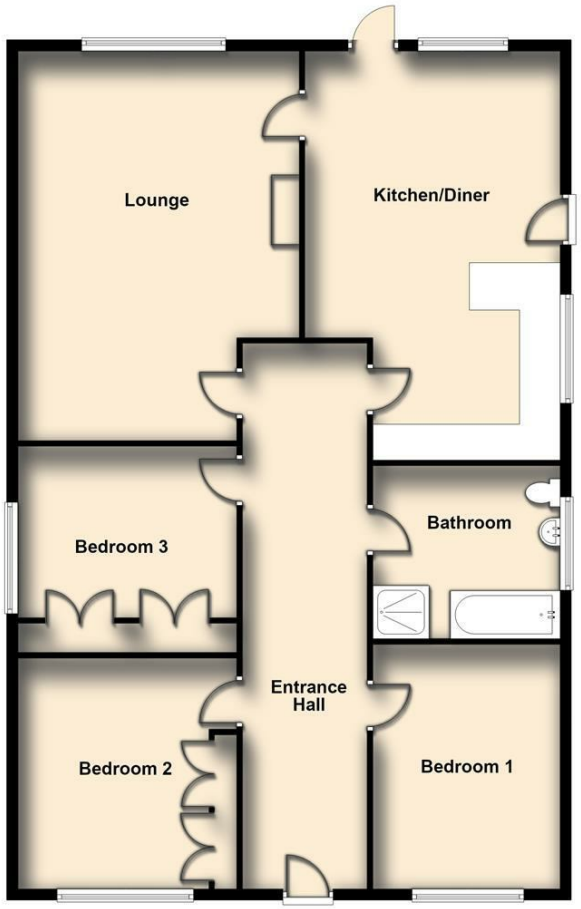




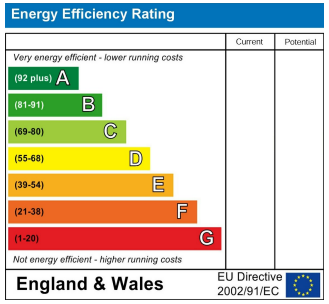


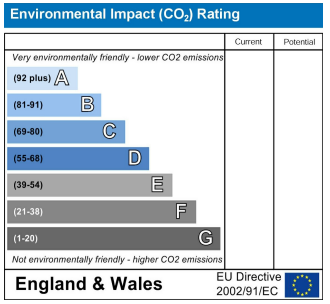


Ground Floor









31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ
Tel: 01788 522 266
property@crowhurst-gale.co.uk
www.crowhurst-gale.co.uk

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