



**Frobisher Road, Rugby, Warwickshire**  
**Guide Price £175,000**



# Frobisher Road, Rugby, Warwickshire

Situated on the charming Frobisher Road in Rugby, this delightful three-bedroom terrace house offers a perfect blend of comfort and convenience. The property is situated in a pleasant neighbourhood, making it an ideal choice for families, with schools and local amenities just a short distance away.

Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The well-appointed kitchen and dining room create a functional space for family meals and gatherings. The property boasts three generously sized bedrooms, providing ample space for rest and personalisation. The bathroom is conveniently located, catering to the needs of the household with ease. Outside, the front and rear gardens offer a lovely outdoor space for children to play or for you to enjoy a quiet moment in the fresh air. Additionally, the property includes a garage, providing secure storage or parking options.

This home is not only a comfortable living space but also a fantastic opportunity to enjoy the vibrant community of Rugby. With its proximity to schools and amenities, this property is sure to appeal to those seeking a family-friendly environment. Do not miss the chance to make this charming house your new home.

## Front Garden

Mainly laid to lawn with pathway leading to the front door.

## Kitchen 9'4" x 9'4" (2.87 x 2.87 )

Fitted kitchen with window to front.

## Bedroom One 8'10" x 11'5" (2.71 x 3.50 )

Window to rear.

## Bedroom Two 9'10" x 6'7" (3.00 x 2.02 )

Window to front.

## Bedroom Three 6'8" x 12'7" (2.05 x 3.85)

Window to front.

## Bathroom 7'1" x 6'1" (2.17 x 1.86)



**Dining Area & Lounge Area 20'1" x 10'6" widening to 13'5" in lounge area (6.13 x 3.21 widening to 4.11 in lounge area)**

Window and door to rear.

### **Garage & Rear Garden**

Single garage and a small, but pleasant westerly facing garden.

### **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.

### **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**

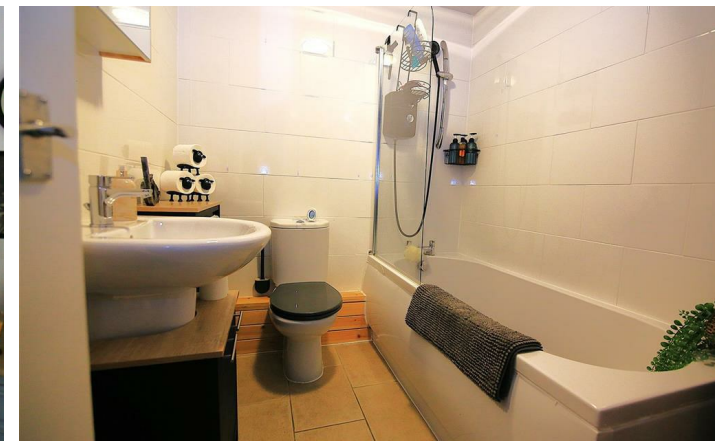
Tax Band: B

### **Tenure**

Freehold

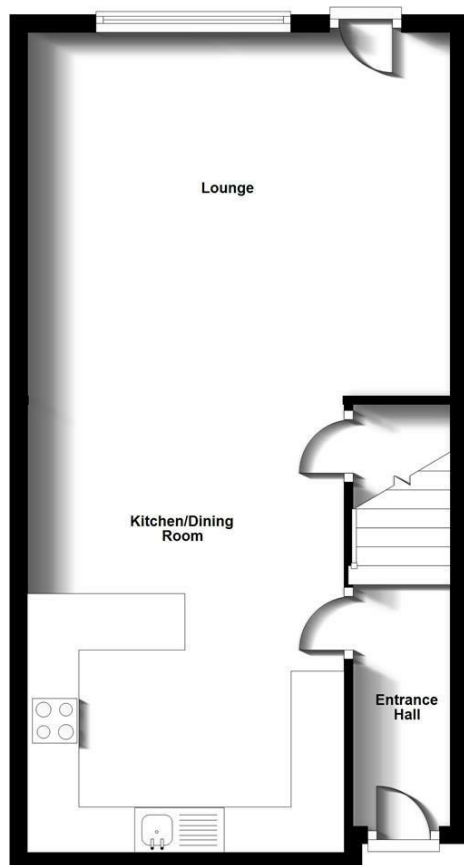
### **Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266

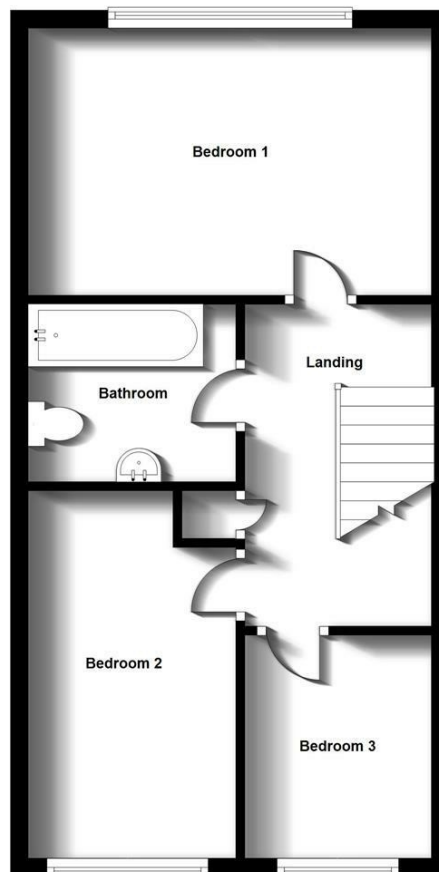




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>		71	
(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	

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