



**Bloxam Gardens, Rugby, Warwickshire**  
**£330,000**



# Bloxam Gardens, Rugby, Warwickshire

Crowhurst Gale Estate Agents are very pleased to present to the market this four bedroom semi detached property which is ideally situated for Rugby Town centre's shopping facilities and other amenities. This family home is also within easy reach of primary and secondary schools. In brief the property comprises: entrance porch, entrance hall, lounge, sitting/dining room, breakfast/kitchen and cloakroom with WC to the ground floor. To the first floor there are four bedrooms and a family bathroom. The property further benefits from gas central heating, double glazing, rear garden with timber workshop. An internal inspection of this well presented house is essential.

## Frontage

Parking area with boundary wall and hedge.

## Entrance Porch 5'7" x 6'6" (1.72 x 1.99)

Door giving access to a large porch with built in window seat with storage underneath. Tiled flooring. Door to:

## Entrance Hall

Laminate flooring. Under-stairs storage cupboard. Picture rail. Stairs to first floor. Door to:

## Guest WC

Wash hand basin and WC. tiled flooring. Opaque doubled glazed window to side aspect.

## Lounge 19'9" x 11'5" (6.03 x 3.48)

Double glazed bay window to front aspect. Feature cast iron wood burner stove with wooded surround. Radiator. Dado rail.

## Sitting/Dining Room 8'4" x 10'11" (2.55 x 3.33)

Striped floorboards. Double glazed door and windows to rear garden.



**Kitchen 16'0" x 6'10" (4.89 x 2.09)**

Belfast sink with mixer tap. A range of hand built base and wall storage units and worktop surfaces. Electric hob and double oven. Cupboard housing gas boiler and timing controls. Space for breakfast table. Double glazed window to side aspect. Further double glazed window and door to outside rear.

**First Floor Landing**

Double glazed window to side aspect. Access to loft space(with loft ladder and boarding). Doors Leading to:

**Bedroom One 11'4" x 14'6" (3.47 x 4.43)**

Double glazed bay window to front aspect. Radiator. Feature fireplace. Dado and picture rail.

**Bedroom Two 13'0" x 10'2" (3.97 x 3.10)**

Double glazed window to rear aspect. Radiator. Dressing table with mirror and lights. Wardrobe space behind a curtain with hanging and shelving.

**Bedroom Three 8'3" x 7'10" (2.54 x 2.40)**

Double glazed bay window to rear aspect. Radiator. Airing cupboard housing hot water tank.

**Bedroom Four 7'11" x 6'0" (2.43 x 1.85)**

Double glazed window to front aspect. Radiator. Fitted wall units.

**Bathroom**

Panelled bath with electric shower fitted over. Wash hand basin, bidet and WC. Two opaque double glazed windows to side aspect.

**Rear Garden**

Paved patio area and continuation of pathway leading to the side of the property. Wall mounted sink with cold water tap. Lawned area with garden workshop/shed with power and light connected. Enclosed with Shrubs, trees and timber fencing.

**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.

**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.

**Local Authority**

Rugby Borough Council

**Tenure**

Freehold

**Tax Band**

Tax Band: C

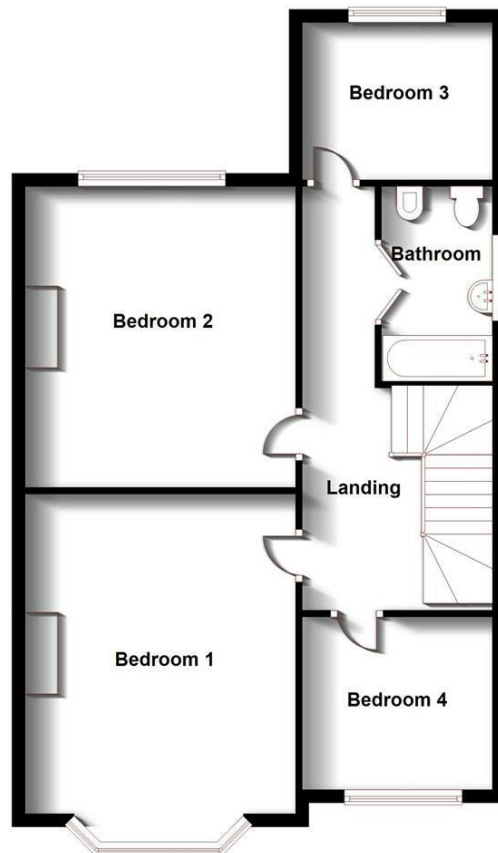
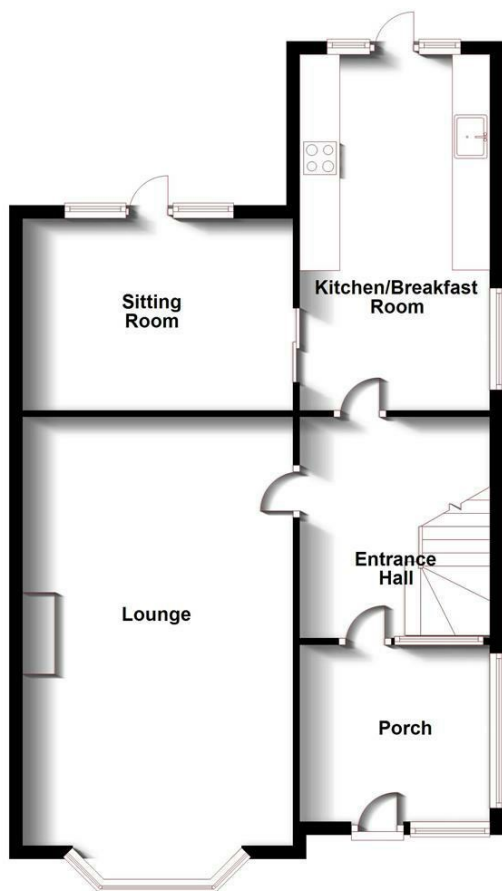
**Viewing**

By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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