



Norton Leys, Rugby, Warwickshire
Price Guide £339,950

crowhurst
gale



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Crowhurst Gale Estate Agents are pleased to present to market this link-detached home located in the sought after area of Hillside, Rugby. Situated within walking distance to local amenities and schooling. In brief the property comprises: entrance porch, lounge and separate dining room, kitchen, office/4th bedroom, WC and utility to the ground floor. To the first floor there are three well proportioned bedrooms (bedroom one with en-suite) and a bathroom. The property further benefits from gas heating, double glazing, front and rear gardens, single garage, workshop and off road parking. This property is offered with NO CHAIN.

Porch 4'5" x 6'3" (1.36 x 1.92)

Lounge 12'10" x 19'3" (3.93 x 5.87)

Windows to front and rear.

Kitchen 14'10" x 8'1" (4.54 x 2.48)

Window to rear. Door to Dining Room.

Dining Room 10'5" x 8'2" (3.18 x 2.49)

Window to rear.

Utility Room 6'4" x 3'8" (1.95 x 1.12)

Window to rear.

Guest WC

Window to side.



Office/Ground Floor Bedroom 11'1" x 10'10" (3.38 x 3.32)

Window to front

First Floor Landing

Doors to:

Bedroom One 9'3" x 11'1" (2.82 x 3.40)

Fitted wardrobes. Window to rear.

En-Suite 5'4" x 4'9" (1.63 x 1.45)

Shower and washbasin.

Bedroom Two 9'10" 7'7" (3.00 2.32)

Window to rear.

Bedroom Three 8'1" x 9'4" (2.48 x 2.87)

Window to front

Bathroom 8'3" x 7'9" (2.52 x 2.37)

Panelled bath with shower fitted over. WC and washbasin.
Window to front.

Garage 9'8" x 16'9" (2.97 x 5.12)

Rear Garden & Workshop

Venetian style garden and workshop with power and light.

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 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.

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.



Tax Band

Tax Band: C

Local Authority

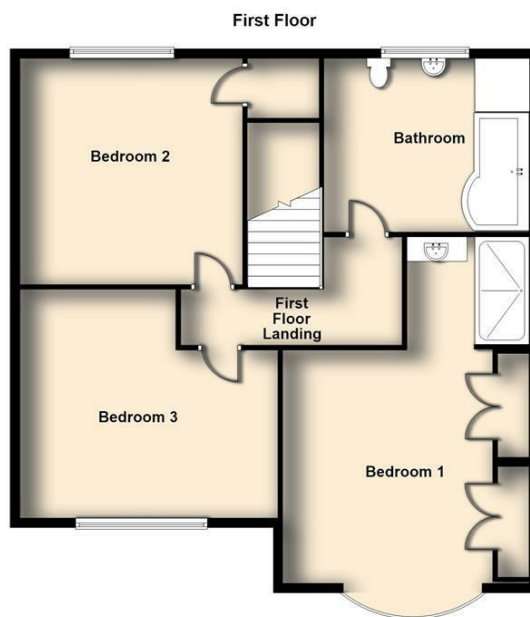
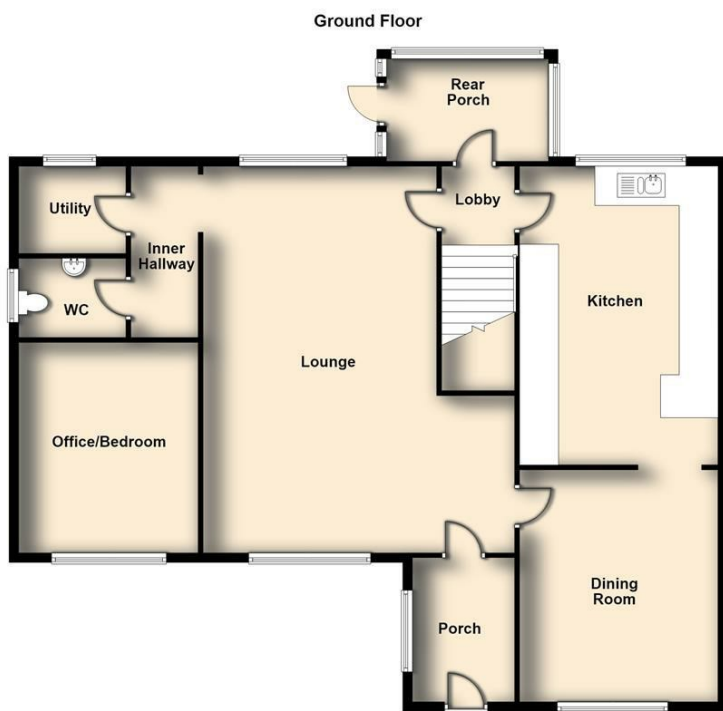
Rugby Borough Council

Tenure

Freehold

Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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