**Grosvenor Road, Rugby,**
**£199,950**

crowhurst gale

# Grosvenor Road, Rugby,

Crowhurst Gale are very pleased to present this two bedroom Victorian town house. The property is ideally located for the commuter, being within walking distance to Rugby train station and Rugby town centre. Offered to the market with no onward chain. The property briefly comprises: Entrance Hall, Lounge/Dining Room, Kitchen, Utility Room, Two Bedrooms and a Shower Room. Front and Rear Gardens.

**Location**
The property is located on Grosvenor Road which is ideally located within walking distance of Rugby town centre and Rugby railway station. Rugby town has a good selection of high street and independent shops, as well as restaurants, bars, coffee shops and leisure facilities. State funded and independent schooling is available within the town or a short bus journey away, with Lawrence Sheriff and Rugby School both being within walking distance. The property is well positioned for the commuter with easy access to road and rail networks, including M1, M6, M45 and A45. Rugby railway station offers a frequent high speed train service to London Euston in just under 50 minutes, as well as regular services to Coventry, Birmingham, and the north.

**Entrance Hall**
'Minton' tiled flooring. Stairs to first floor. Door leading to:

**Lounge/Dining Room 10'6" x 25'3" (3.21 x 7.71)**
Bay window to front and further window to the rear. Radiator.

**Kitchen 10'8" x 8'0" (3.26 x 2.46)**
Fitted kitchen with space for small table. Space for fridge and cooker. Doors to cellar and further door to outside. Window to side.

**Cellar 10'8" x 14'4" (3.26 x 4.37 )**

**Utility Room 8'0" x 14'0" (2.45 x 4.28 )**
Back door to outside rear (not in use). Plumbing for washing machine. Space for fridge/freezer. Window to side.

**First Floor landing**
Access to loft space. Doors leading to:

**Bedroom One 13'9" x 11'9" (4.21 x 3.59)**
Window to front. Radiator.

**Bedroom Two 12'5" x 8'6" (3.79 x 2.60)**
Window to rear. Radiator.

**Shower Room 8'0" x 11'5" (2.46 x 3.48)**
Shower enclosure, WC and wash hand basin. Window to rear.

**Rear Garden**
Low maintenance garden, which is laid to patio paving with various shrubs.

**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.

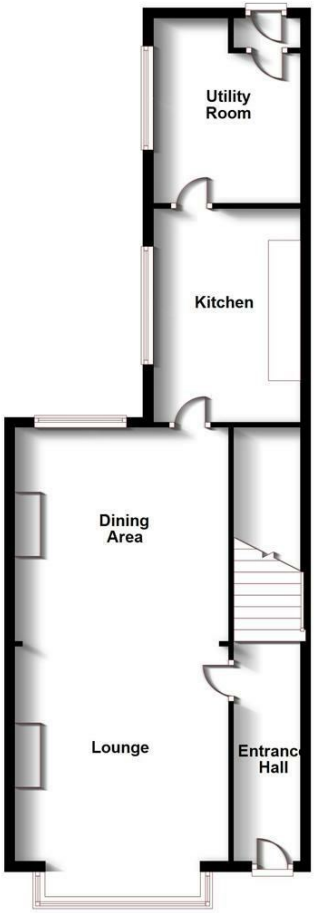
**Local Authority**
Rugby Borough Council

**Tax Band**
Tax Band: B

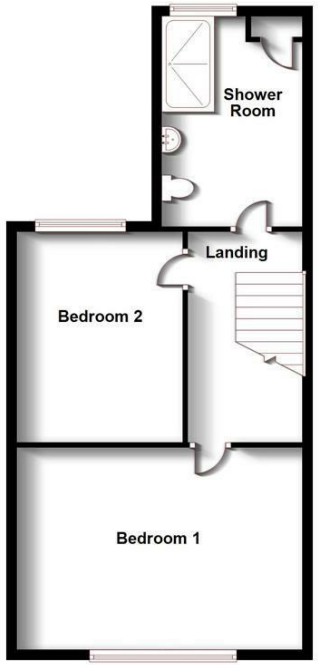
**Tenure**
Freehold

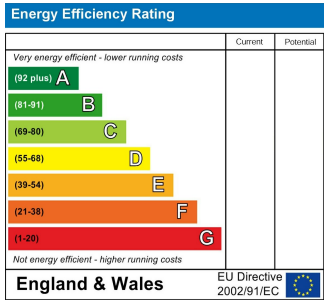
**Viewing**
By appointment only through Crowhurst Gale Estate Agents
01788 522266

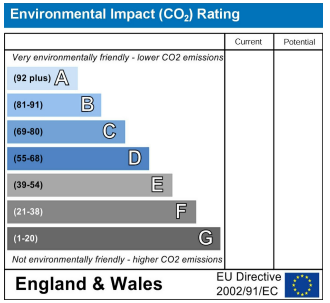
Ground Floor




First Floor




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

crowhurst gale