Loverock Crescent, Rugby, Warwickshire
Guide Price £310,000

crowhurst gale

Loverock Crescent, Rugby, Warwickshire

Crowhurst Gale Estate Agents are pleased to offer for sale this well presented, extended three bedroom semi detached property situated in the popular Abbotts Farm area of Hillmorton. There are a range of amenities available within the locality to include a parade of shops, stores, public houses, excellent schooling and bus routes. The property is conveniently situated for access to the surrounding M1/M6/A5 and A14 road and motorway networks. The property offers a spacious hallway, two good size reception rooms, fitted kitchen to the ground floor, three well proportioned bedrooms and a shower room with separate WC to the first floor. Outside there is a driveway to the front providing ample off road parking leading to a single garage and well stocked front and rear gardens. NO CHAIN

Front Garden
Lawned area with flower and shrub beds. Driveway leading to the side of the property up to the single garage.

Entrance Hall
Stairs to first floor. Doors to:

Lounge 14'3" x 12'4" (4.36 x 3.77)
Bay window to front aspect. Wooden flooring.

Dining Room 14'8" x 10'10" (4.49 x 3.31)
Extended to the rear to create a bay window over looking the rear garden. Wooden flooring.

Kitchen 11'10" x 7'10" (3.62 x 2.41)
Fully fitted kitchen with built in appliances.

First Floor Landing
Access to loft space. Window to side. Door to:

Bedroom One 14'11" x 9'7" (4.57 x 2.94)
Bay window to front aspect. Fitted wardrobes.

Bedroom Two 11'11" x 11'6" (3.65 x 3.51)
Window to rear aspect. Fitted wardrobes.

Bedroom Three 9'3" x 7'4" (2.83 x 2.26)
Window to front aspect.

Shower Room 7'4" x 5'4" (2.24 x 1.63)

Rear Garden
The garden is mainly laid to lawn with a shed, greenhouse and outhouse.

Garage
Single garage.

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.

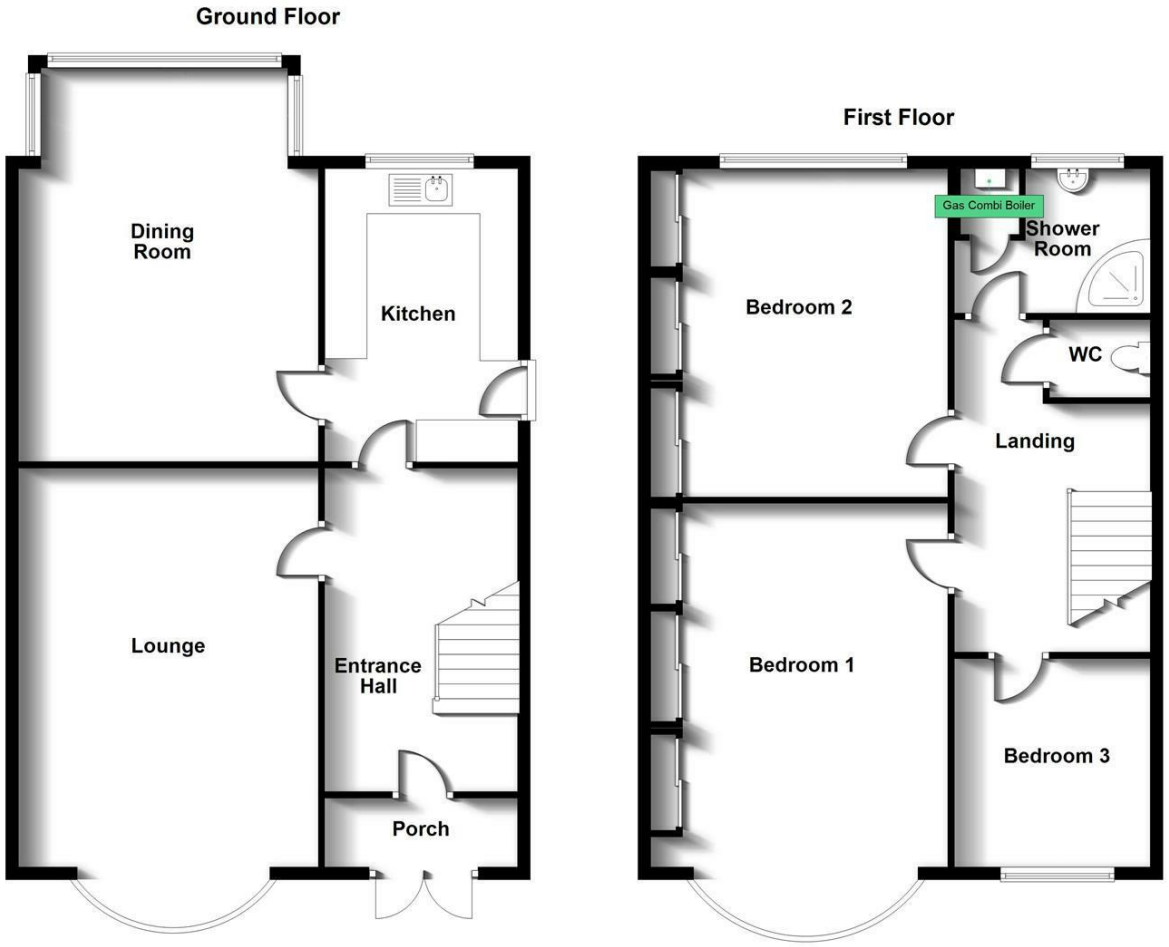
Tax Band
Tax Band: C

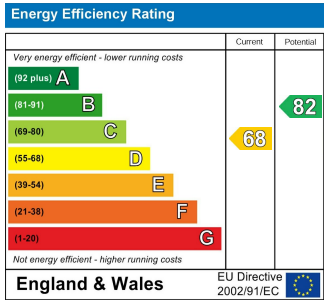
Tenure
Freehold

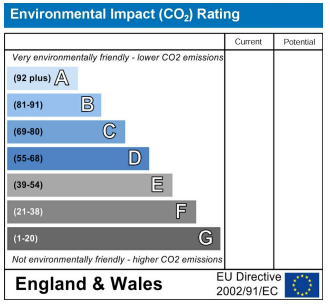
Local Authority
Rugby Borough Council

Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266







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