Grizedale, Rugby,
£170,000

crowhurst gale

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Crowhurst Gale Estate Agents present to market an opportunity to purchase an investment property with a tenant in situ. In brief the property comprises: entrance hall, lounge, kitchen/diner and cloakroom to the ground floor. To the first floor there are three bedrooms and a bathroom. The property further benefits from: double glazing, gas central heating, rear garden, off road parking to the front and a garage.

Frontage
Off road parking to the front. Access to garage. Access to store cupboards.

Entrance Hall
Enter via front door. Stairs rising to the first floor. Door to storage cupboard. Radiator, tiled flooring. Doors to:

Cloakroom
Obscure double glazed window to the front aspect. Low level w.c, wash hand basin.

Lounge 12'4" x 12'8" (3.76m x 3.87m)
Double glazed French doors on to the rear garden. Radiator, t.v aerial point.

Kitchen/Diner 22'2" x 8'3" (6.77m x 2.52)
Double glazed window to the front aspect. Double glazed door and window to the rear aspect. A range of eye and base level units with work top surfaces, inset one and a half sink with drainer and mixer tap over. Tiled splash backs. Space for cooker with extractor over. Space for fridge and freezer. Space and plumbing for washing machine and dishwasher. Radiator, tiled flooring.

First Floor Landing
Double glazed window to the front aspect. Doors to two storage cupboards. Access to loft space. Doors to:

Bedroom One 15'9" x 8'6" (4.82m x 2.60m)
Double glazed window to the rear aspect, radiator.

Bedroom Two 15'8" x 6'9" (4.80m x 2.08m)
Double glazed window to the rear aspect, radiator.

Bedroom Three 13'0" x 5'7" (3.97m x 1.72m)
Double glazed window to the rear aspect, radiator.

Bathroom 6'10" x 5'6" (2.09m x 1.68m)
Double glazed obscure window to the front aspect. A part tiled suite comprising: bath with shower fitted over. Low level w.c, wash hand basin.

Rear Garden
Enclosed rear garden with paved patio area. Artificial lawn.

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
B

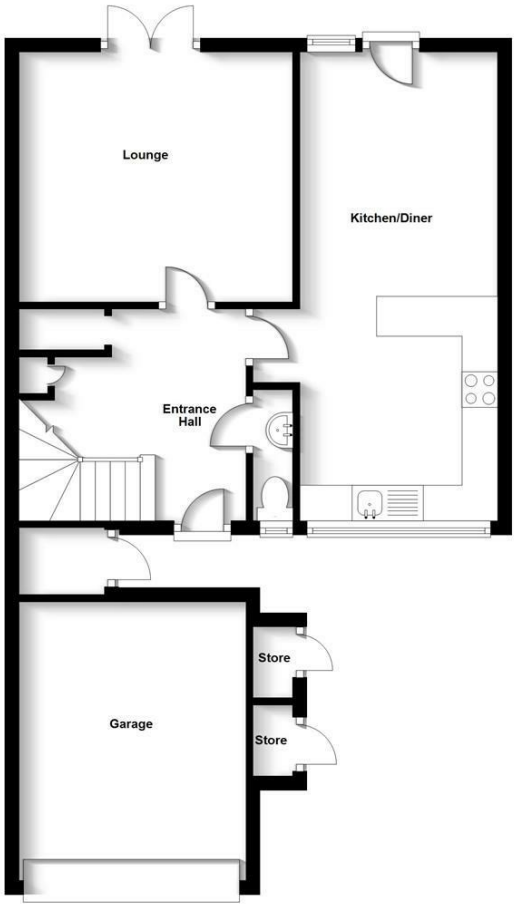
Tenure
Freehold

Directions For Sat Nav
CV21 1LU

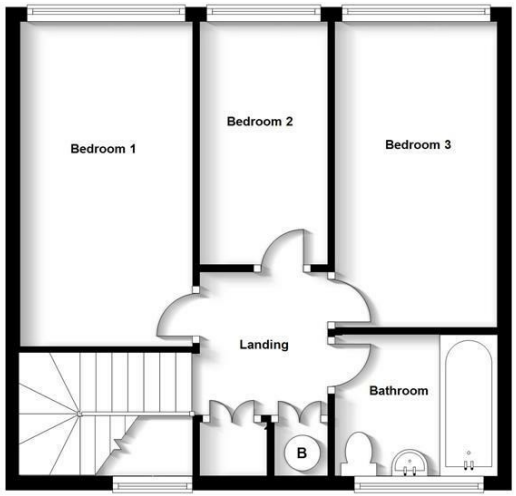
Viewing

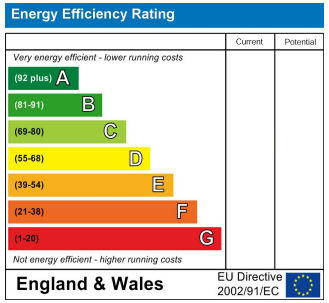
By appointment only through Crowhurst Gale Estate Agents
01788 522266

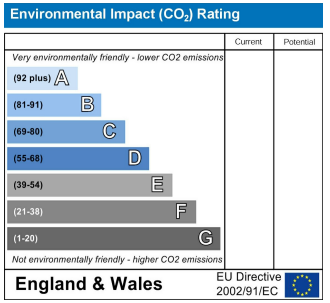
Ground Floor



First Floor







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