



**Coventry Road, Rugby, Warwickshire**  
**Guide Price £415,000**



# Coventry Road, Rugby, Warwickshire

Crowhurst Gale are pleased to present this extended two bedroom bungalow located on the outskirts of Dunchurch village with access to Coventry, Leamington Spa, Warwick, Rugby and the surrounding areas. Local amenities in the village to include shops, public houses, restaurants, post office, doctors surgery, chemist, library, church and schooling. The property comprises of an entrance porch, entrance hall, lounge / dining room, kitchen, study, sun room, bathroom and two double bedrooms. The property also benefits from triple and double glazing, gas heating, solar panels, front and rear gardens, parking for several vehicles and a detached double garage.

## Frontage

Gravelled driveway sweeping to the side of the property providing parking for several vehicles.

## Porch

Triple glazed units and door into:

## Entrance Hall

Doors leading to:

**Lounge/Dining Room 25'7" x 11'9" narrowing 9'2" (7.80 x 3.60 narrowing 2.80)**

Triple glazed bay window to front and side aspects.

**Study 9'2" x 10'5" (2.80 x 3.20)**

Doors into:

## Inner Lobby

Door to Sun Room and through-fare to Kitchen



**Sun Room 13'0" x 11'10" (3.97 x 3.61 )**

'French' doors to rear garden and patio area.

**Kitchen 16'10" x 7'4" (5.15 x 2.26 )**

Fitted kitchen with built in appliances. 'Velux' style window. Window to rear aspect.

**Utility Room 5'0" x 6'10" (1.54 x 2.10 )**

Storage space. Space and plumbing for washing machine and tumble dryer. Window to rear. Door to outside

**Bathroom 6'11" x 6'5" (2.13 x 1.97)**

Panelled bath. WC and washbasin.

**Bedroom One 13'10" x 11'10" (4.24 x 3.62 )**

Triple glazed bay window to front aspect. Wardrobes.

**Bedroom Two 11'11" x 9'3" (3.65 x 2.84)**

Window to rear.

**Double Garage 20'0" x 23'1" (6.12 x 7.04 )**

Timber built garage with two sets of double doors. Power and light connected.

**Rear Garden**

Large garden with patio area. Mainly laid to lawn with various shrub borders and beds. Vehicular access to the side of property and Double 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.

**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.

**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.

**Local Authority**

Rugby Borough Council

**Tax Band**

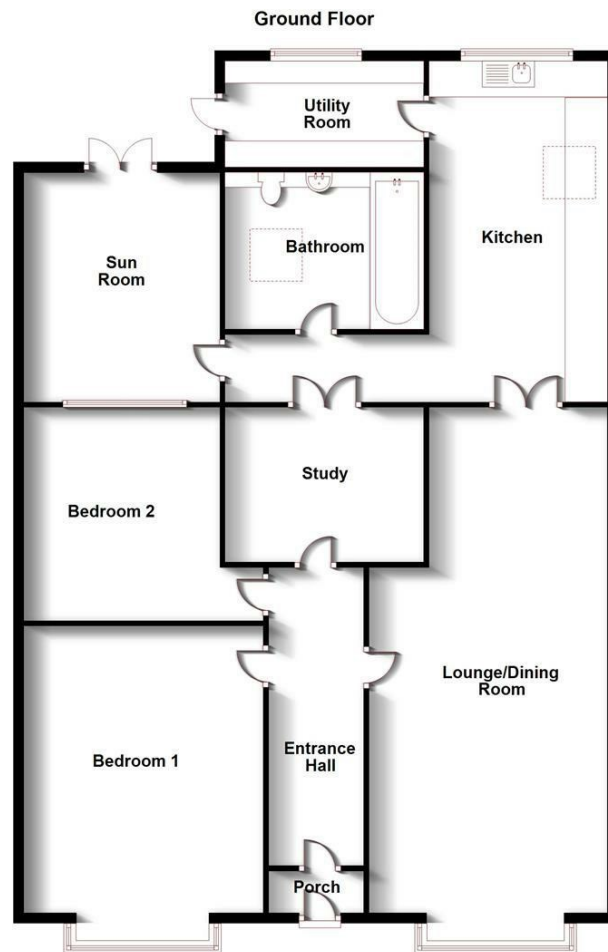
Tax Band: C

**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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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

