



**Meadow Close, Rugby,  
Offers Over £245,000**



# Meadow Close, Rugby,

Crowhurst Gale Estate Agents are pleased to present to market this immaculate terraced home set in a village location. In brief the property comprises: entrance hall, lounge, kitchen/diner to ground floor. To the first floor there are three bedrooms and a bathroom. Further benefits include: double glazing, gas central heating, rear garden and off road parking. This property is offered with NO CHAIN.

## Frontage

Blocked paved drive providing off road parking.

## Entrance Hall

Enter via part double glazed door. Stairs rising to the first floor, radiator. Door into:

## Lounge 16'2" x 11'8" (4.95m x 3.58m )

Upvc double glazed french doors opening onto the rear garden. Feature multi fuel burner, radiator. Door to under stairs storage. Door to:



**Kitchen/Diner 19'5" x 9'3" (5.92m x 2.83m )**

Upvc double glazed window to the front aspect and double glazed door to the rear onto garden. A range of eye and base level units with work top surfaces, inset sink with drainer and mixer tap over. Tiled splash backs. Fitted four ring gas hob with extractor over and oven below. Fitted fridge/freezer, washing machine, tumble dryer. Ceiling spotlights and tiled flooring.

**First Floor Landing**

Upvc double glazed window to the front aspect. Doors to:

**Bedroom One 12'4" x 10'11" (3.77m x 3.34m)**

Upvc double glazed window to the rear aspect, radiator. Door to cupboard housing gas combi boiler.

**Bedroom Two 10'2" x 10'0" (3.10m x 3.07m)**

Upvc double glazed window to the rear aspect, radiator.

**Bedroom Three 7'5" x 7'0" (2.31m x 2.15m )**

Upvc double glazed window to the front aspect, radiator. Fitted wardrobes.

**Bathroom 7'3" x 6'8" (2.23m x 2.04m)**

Upvc obscure double glazed window to the front aspect. A fully tiled suite comprising: P shaped bath with double shower attachment over. Vanity unit with inset wash hand basin. Low level w.c, heated towel rail. Extractor fan, ceiling spotlights, tiled flooring.

**Rear Garden**

Enclosed rear garden with paved patio area remainder being lawn. Garden shed and paved path leading to rear.

**Local Authority**

Rugby Borough Council

**Tax Band**

B

**Tenure**

Freehold

**Directions For Sat Nav**

CV23 9NL

**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266

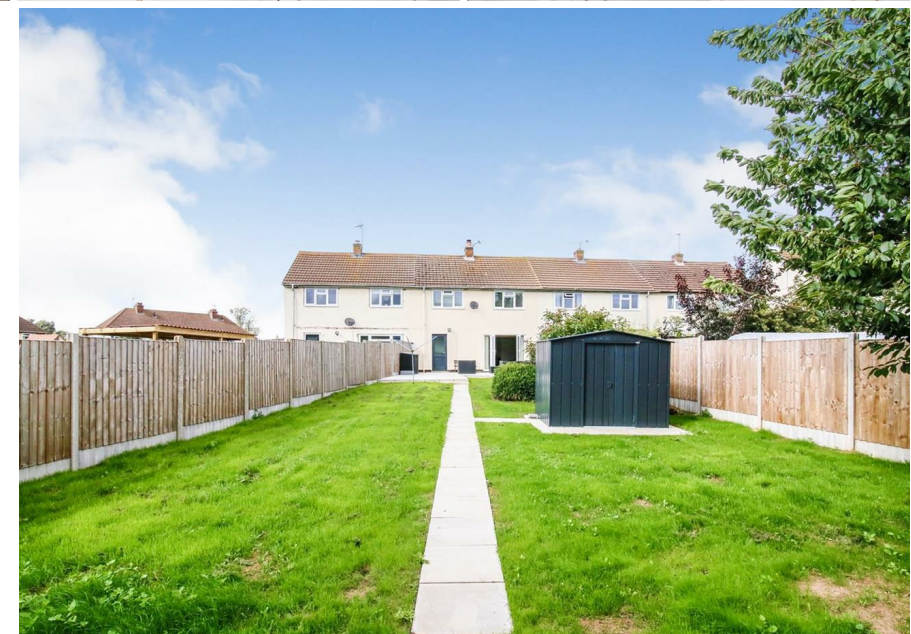
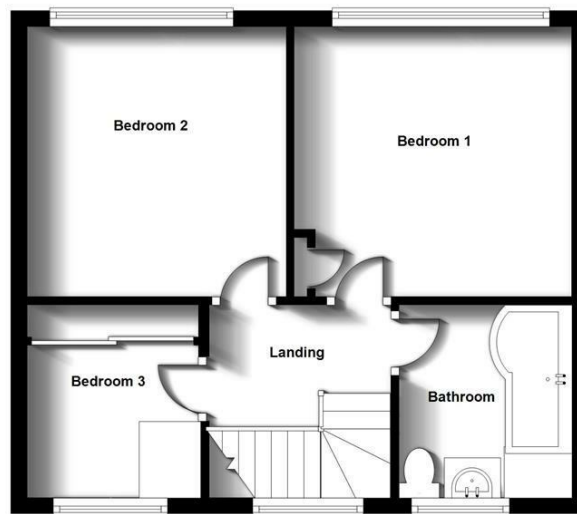




Ground Floor



First Floor



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 88        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 62                      |           |
| (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   |  |                         | 87        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 56                      |           |
| (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

