



Southfield Road, Rugby, Warwickshire
Guide Price £199,950



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Crowhurst Gale are pleased to present to market this semi detached property located in the sought after area of Southfields, Rugby. The property in brief; entrance hall, lounge, fitted kitchen/diner and WC to the ground floor. To the first floor there are two bedrooms and a shower room. Further benefits include: double glazing, gas central heating, rear garden, garage and off road parking to the front.

Frontage

Block paved parking area. Access to side and rear.

Entrance Hall

Stairs to first floor. Door into Lounge.

Ground Floor WC

WC & Washbasin.

Lounge 14'11" x 11'5" (4.56 x 3.48)

Double glazed window to front. Fireplace with surround. Radiator.

Kitchen 7'10" x 11'1" (2.41 x 3.39)

Fitted kitchen with stainless steel sink and drainer with base unit underneath, further base and wall units. Double glazed door and window to rear. Radiator. Under-stairs storage area.



Bedroom One 14'11" x 11'5" (4.56 x 3.49)

Double glazed window to front. Radiator.

Bedroom Two 8'10" x 11'1" (2.71 x 3.39)

Double glazed window to rear. Radiator. Gas combination boiler.

Shower Room

Shower enclosure, wash hand basin. Heated towel rail. Opaque double glazed window to rear.

Rear Garden

Laid to lawn. Personnel access to the Garage.

Garage

Single garage

Outhouse

Brick built outhouse which would be an ideal location for a washing machine.

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.

Tax Band

Tax Band:B

Tenure

Freehold

**Local Authority**

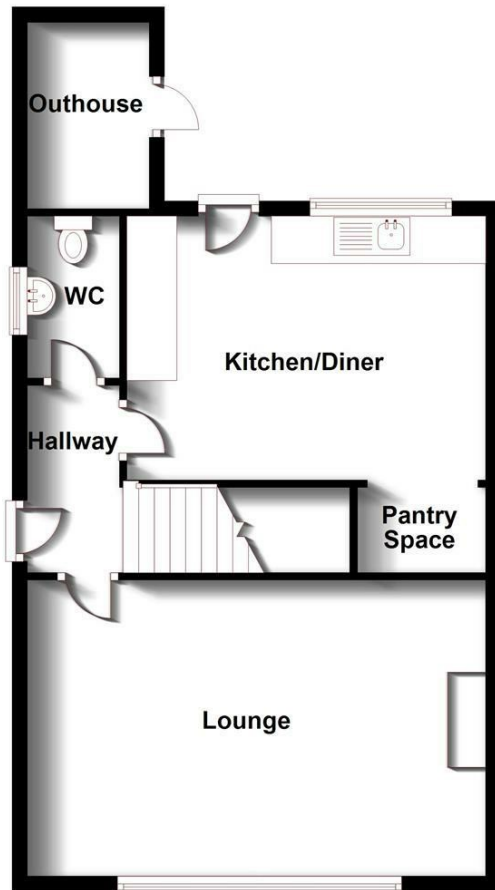
Rugby Borough Council

Viewing

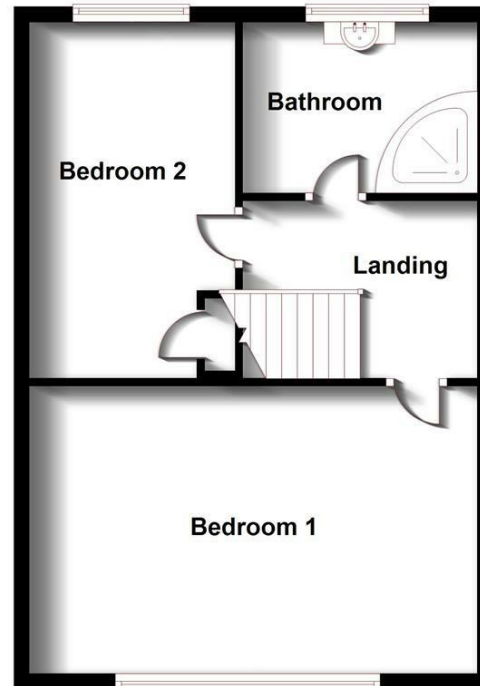
By appointment only through Crowhurst Gale Estate Agents
01788 522266



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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