Falstaff Drive, Woodlands, Rugby
Guide price £230,000

crowhurst gale

Falstaff Drive, Woodlands, Rugby

Crowhurst Gale Estate Agents are pleased to present for sale this three bedroom semi-detached property which is situated on the popular residential area of Woodlands Estate, being convenient for Bilton village with its wide range of shops and amenities, schooling for all ages, Sainsbury's superstore and Rugby town centre. The property benefits from double glazed windows and gas fired central heating with accommodation briefly comprising: hallway, lounge and dining room, kitchen, ground floor bedroom to the ground floor and two bedrooms, en-suite and family bathroom to the first floor. Outside has a block paved driveway with direct access to single garage with up and over door. Enclosed rear garden with paved patio, lawned area and shrub borders, office/workshop and single garage. ****This property requires some modernising works****

Frontage
Block pathed parking area and driveway leading to Garage.

Entrance Hall
Stripped floorboards. Stairs to first floor. Radiator. Storage cupboard. Doors to:

Lounge 16'9" x 10'1" (5.13 x 3.08)
Double glazed sliding patio doors to rear garden. Two radiators. Gas fire.

Dining Room 10'1" x 11'9" (3.08 x 3.60)
Double glazed bow window to front aspect. Radiator.

Ground Floor Bedroom 9'4" x 8'7" (2.86 x 2.62)
Two double glazed windows. Radiator.

Kitchen 9'10" x 7'9" (3.00 x 2.37)
Double glazed door and window to rear aspect. Range of kitchen units, sink and drainer. worksurfaces. Space for fridge and freezer. Built in gas hob and electric oven. Gas boiler.

First Floor Landing
Door to eves storage area.

Bedroom 8'11" x 10'10" (2.74 x 3.31)
Double glazed window to front aspect. Radiator.

Bedroom 12'6" x 9'10" (3.82 x 3.02)
Double glazed window to front aspect. Radiator. Door to:

En-Suite 6'0" x 8'6" (1.85 x 2.61)
Double glazed window to rear aspect. Radiator. Shower enclosure. Wardrobe. Cupboard housing hot water tank.

Bathroom 7'6" x 6'6" (2.31 x 2.00)
Double glazed window to side aspect. Corner bath, wash basin and WC. Radiator.

Rear Garden
Block paved patio. Lawned area with shrub boarders. Door to Garage. Door to Office/Workshop.

Office/Workshop 14'1" x 8'11" max 4'5" min (4.30 x 2.72 max 1.35 min)

Garage
Single garage wit metal up and over door.

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.

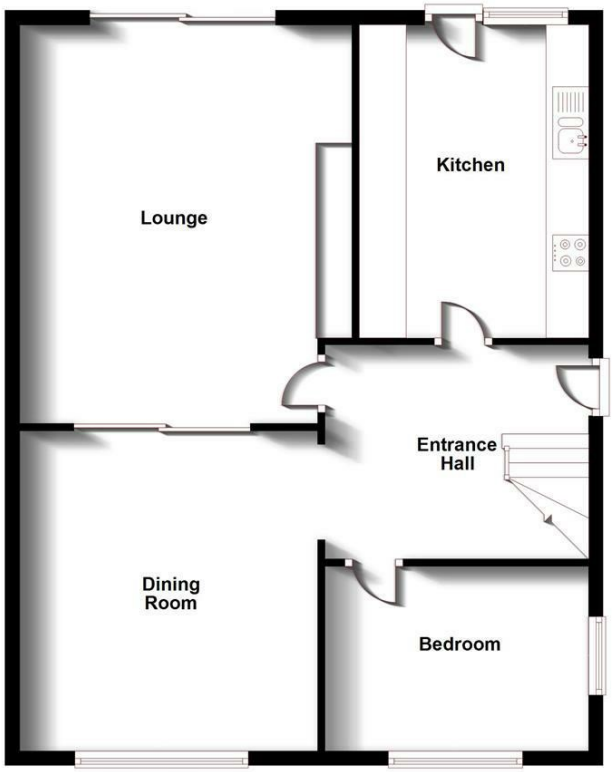
Local Authority
Rugby Borough Council

Tax Band
Tax Band: C

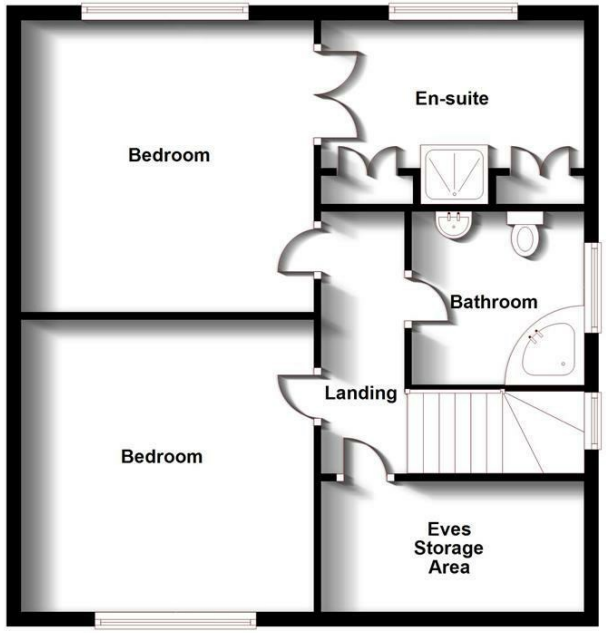
Tenure
Freehold

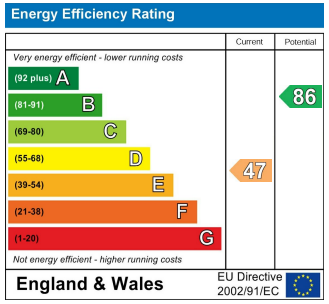
Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266

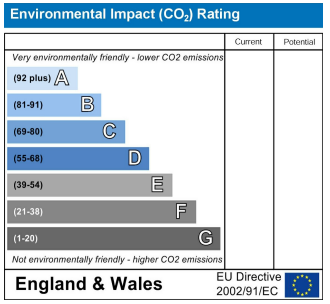
Ground Floor



First Floor







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