Cordelia Way, Woodlands, Rugby
Guide Price £279,950

crowhurst gale

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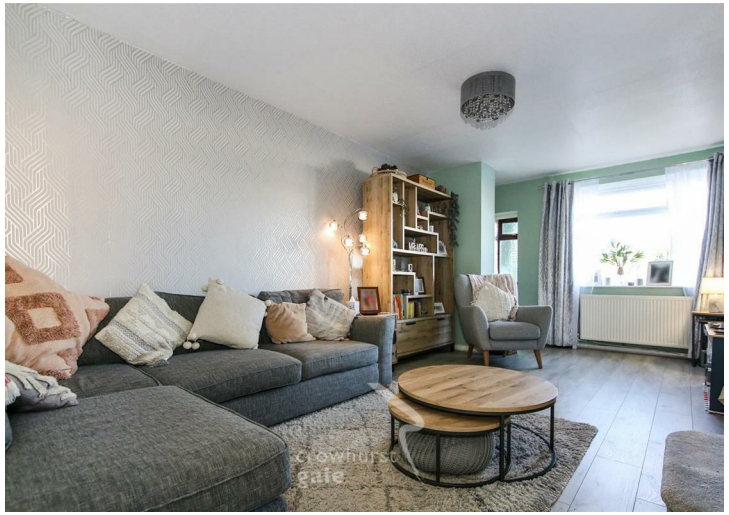
Crowhurst Gale are pleased to offer to the market this well presented three bedroom semi-detached property located in the very popular area of 'Woodlands'. This delightful home is close to great schooling and a fantastic range of local amenities, Rugby town centre, Rugby train station and the motorway network are all but a short drive away. Accommodation in brief comprises: Porch, Lounge, dining room, kitchen, bathroom and study/bedroom three to the ground floor and a further two good size bedrooms to the first floor. Other benefits include gas combination boiler, PVCu double glazing, ample off road parking, garage and enclosed rear garden.

Porch
Obscure double glazed window to side, obscure double glazed window to front, laminate flooring.

Lounge 19'10" x 10'8" (6.06 x 3.26)
Double glazed window to front, under stair storage cupboard, further built in open coats and shoe storage, double radiator, laminate flooring, telephone point, TV point, stairs, doors to:

Dining Room 9'11" x 9'4" (3.04 x 2.85)
Double glazed window to rear, double radiator, laminate flooring, Double glazed double doors to garden.

Ground Floor Study/Bedroom Three 9'0" x 8'11" (2.76 x 2.74)
Double glazed window to front, fitted storage cupboard, radiator.



Kitchen 7'3" x 14'10" (2.23 x 4.53)
Re-fitted with a matching range of base and eye level units with worktop space over, One and a half bowl sink with single drainer and mixer tap, tiled splashbacks, plumbing for washing machine, recently replaced built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, two double glazed windows to side, radiator, ceramic tiled flooring, Double glazed door to garden.

Bathroom 9'0" x 10'5" (2.76 x 3.18)
Re-fitted with four piece suite comprising panelled bath with separate hand shower attachment, pedestal wash hand basin, tiled shower enclosure and low-level WC, part ceramic tiled walls, heated towel rail, obscure double glazed window to rear, fitted storage cupboard and ceramic tiled flooring.

First Floor Landing
Doors into:

Bedroom One 8'11" x 16'9" (2.73 x 5.11)
Double glazed window to rear, radiator, recessed shelving, recessed wardrobe, door to eaves storage with wall mounted gas combination boiler.

Bedroom Two 7'0" x 16'8" (2.14 x 5.10)
Double glazed window to rear, radiator, recessed shelving, double depth open fronted wardrobe space and door to eaves storage.

Garage 8'5" x 18'2" (2.59 x 5.56)
Concrete sectional garage with up and over vehicular access door, pedestrian door and window to side.

Outside
To the front a concrete drive provides off road parking for 2 vehicles there is a lawned area and mature tree. Pedestrian and vehicular gates leading to concrete enclosed drive providing further off road parking and access to the single garage. The enclosed rear garden is mainly laid to lawn with a mature tree, a paved patio and decking.

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.

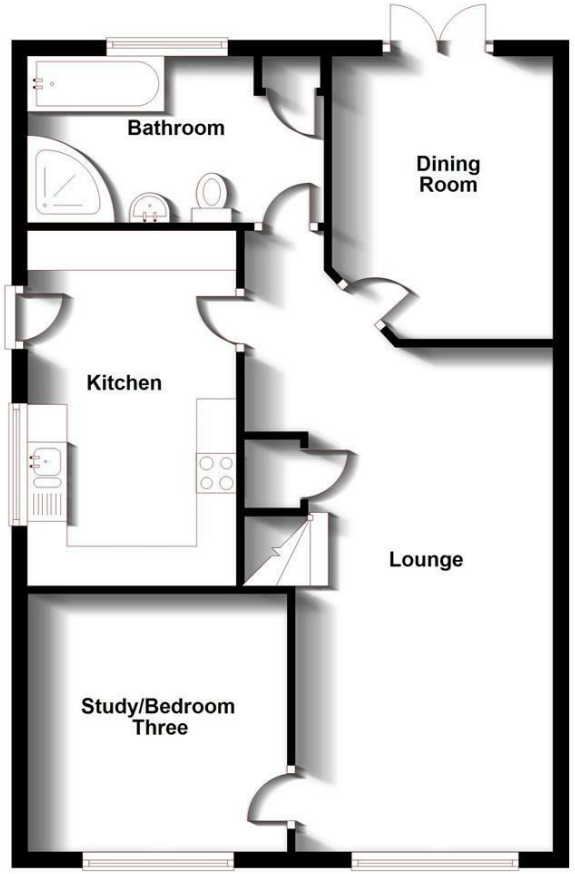
Mortgage Services
Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

Tenure
Freehold

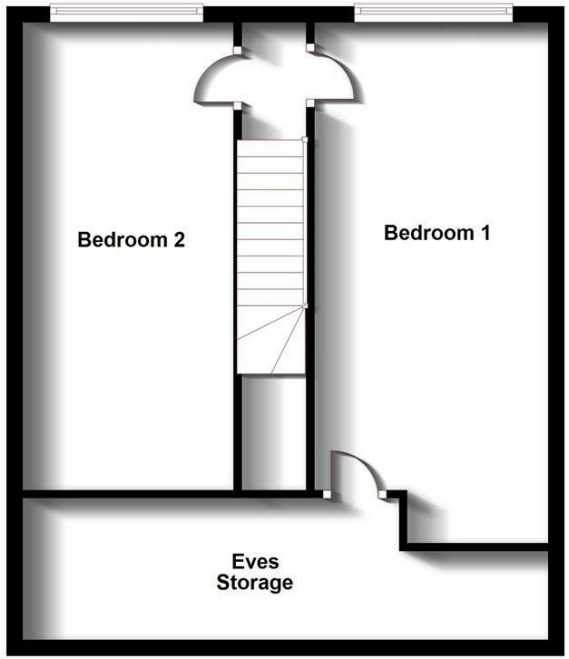
Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266

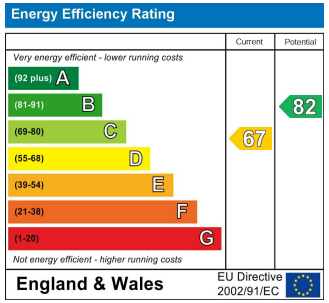
Tax Band
Tax Band:

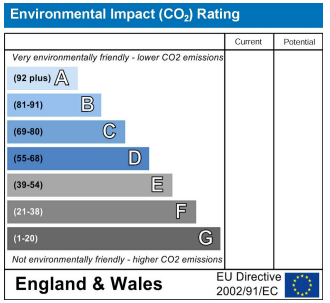
Ground Floor



First Floor







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