



**Benn Street, Warwickshire,  
Guide Price £250,000**

**crowhurst  
gale**



# Benn Street, Warwickshire,

Crowhurst Gale are pleased to present this well presented mid terrace property situated in the sought after area of Southfields close to local amenities, schooling and Rugby town centre. In brief the property comprises: hall, lounge, open plan kitchen/dining room, three bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, rear garden. View early to avoid disappointment.

## Location

Southfields is located perfectly on the border of Rugby's town centre and the Paddox estate in Hillmorton, meaning this property benefits from both easy access to Rugby town and its vast range of amenities as well as Hillmortons outstanding range of schooling for all ages. Southfields also benefits from a regular bus service into Rugby town centre and for commuters the M1/M6 motorway links are just a ten minute drive away. Also close by is Rugby Railway station and the Queens Diamond Jubilee sports centre.

## Entrance Hallway

**Living Room 12'10" x 10'9" (3.933 x 3.293)**

**Kitchen 25'4" x 8'10" (7.724 x 2.716)**

With oven/hob/extractor





**Dining Area 11'4" x 10'4" (3.476 x 3.175)**

**Stairs Rising To First Floor Landing**

**Bedroom One 13'2" x 10'5" (4.032 x 3.188)**

**Bedroom Two 10'5" x 9'0" (3.194 x 2.760)**

**Bedroom Three**

**Bathroom**

**Enclosed Rear Garden**

### **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.

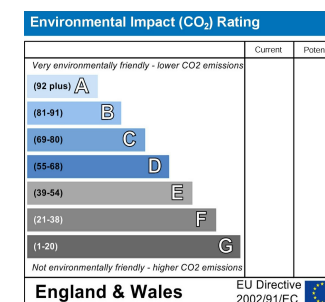
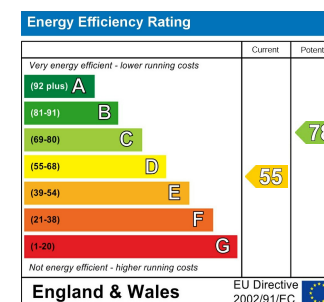
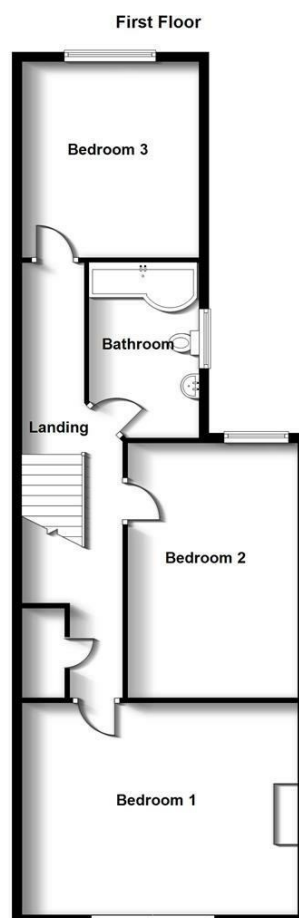
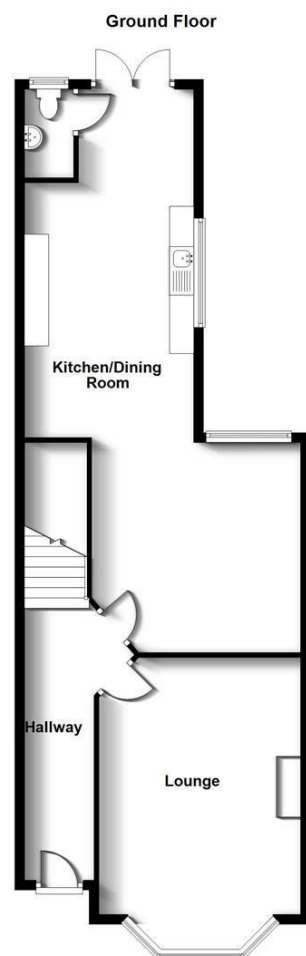
### **Mortgage Services**

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





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