



**Earl Street, Rugby, Warwickshire**  
**Guide price £189,950**



# Earl Street, Rugby, Warwickshire

A well presented and spacious two bedroom semi-detached property located within a few minutes from Rugby Town Centre, and within a short walk to Rugby Train Station. In brief the property comprises: Entrance hallway, living room, dining room, kitchen with cooker, and cellar. To the first floor there are two double bedrooms and bathroom with shower over bath. Externally the property has an enclosed rear courtyard garden with outbuilding(Currently a bar). Further benefits include double glazing and gas central heating. No Chain

## Entrance Hallway

Enter via Upvc door. Stairs to first floor. Doors to:

## Living Room 11'10" x 11'8" (3.621 x 3.562)

Double glazed window to front. Feature fireplace. Radiator.

## Dining Room 11'9" x 9'11" (3.589 x 3.024)

Double glazed window to front. Radiator.

## Kitchen 12'11" x 7'11" (3.961 x 2.420)

Double glazed window to side. Radiator. Sink and drainer. New range cooker. A range of kitchen units and rolled worktop surfaces.

## Cellar

## First Floor Landing

Doors to:



**Bedroom One 14'10" x 11'10" (4.541 x 3.613)**

Double glazed window to front. Radiator.

**Bedroom Two 9'11" x 8'11" (3.033 x 2.726)**

Double glazed window to rear. Radiator.

**Bathroom 7'9" x 6'2" (2.384 x 1.886)**

Double glazed window to side. Radiator. Bath with shower fitted over. Wash hand basin. WC.

**Enclosed Rear Courtyard Garden**

With Outbuilding(currently set up as a bar)

**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.

**Tax Band**

Tax Band: B

**Tenure**

Freehold

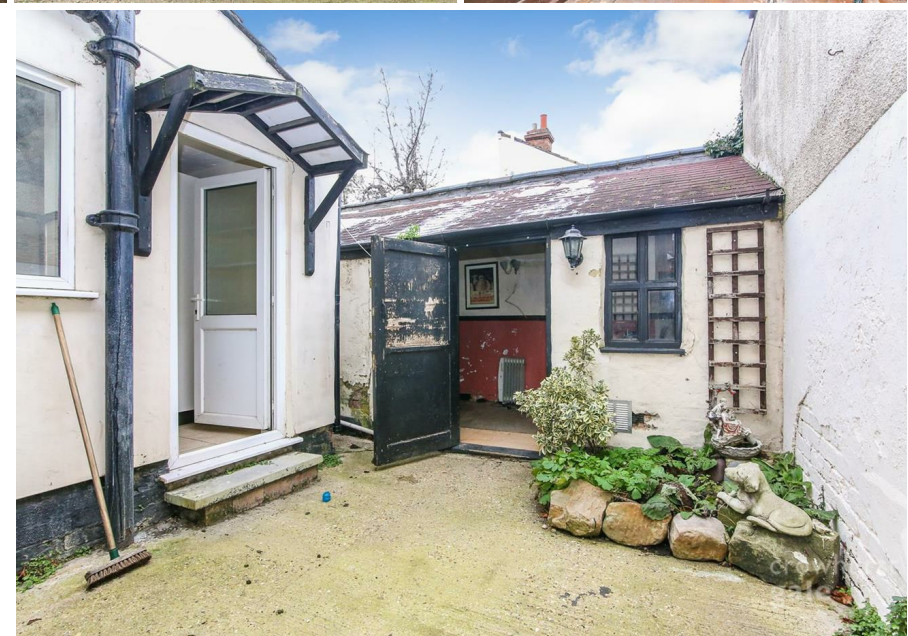
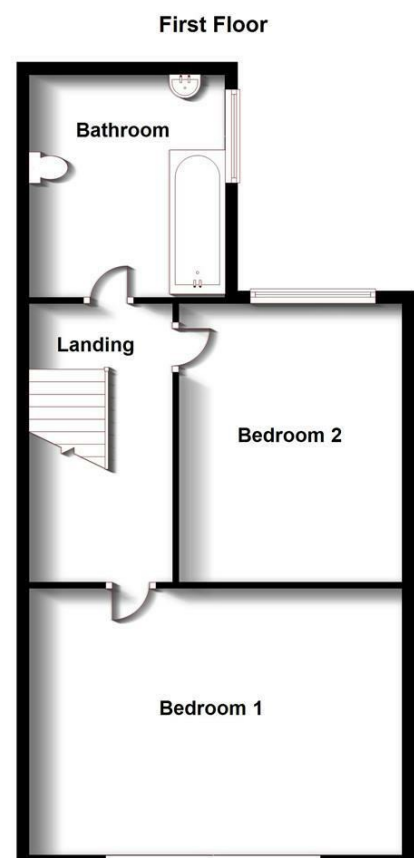
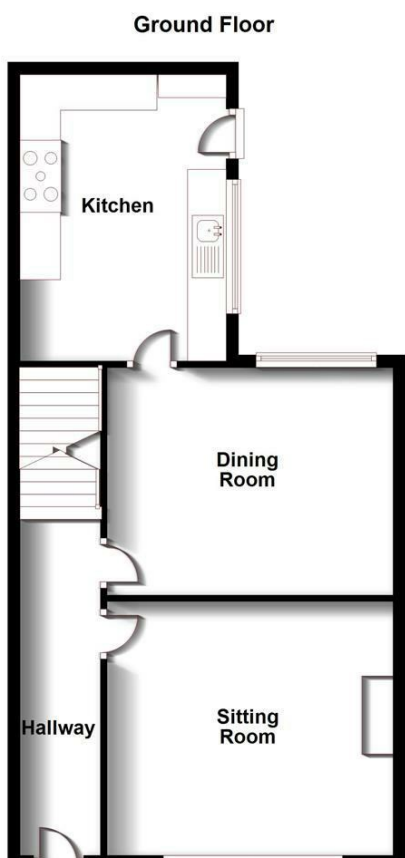
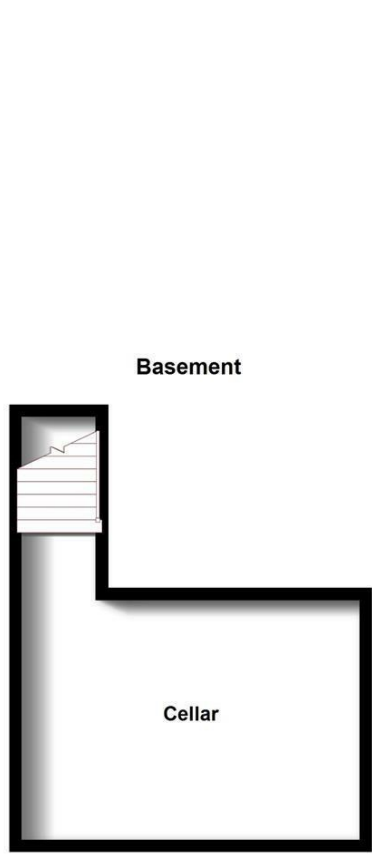
**Local Authority**

Rugby Borough Council

**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>87</b>

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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

