



South Street, Rugby, Warwickshire
Price Guide £245,000



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Crowhurst Gale are delighted to offer for sale this well presented and deceptively large three bedroom terrace property set over three floors - located in an ideal location within walking distance of Rugby town centre and railway station. The property in brief comprises: Entrance lobby, dining area, living area with feature fireplace, kitchen with appliances to include oven/hob, fridge/freezer, washing machine and dishwasher, utility room and ground floor W/C. To the first floor there are two double bedrooms and a large bathroom with freestanding bath, walk in shower and W/C - with door leading to an outside patio area. To the second floor is a further double bedroom with 'Velux' windows. Externally the property has an enclosed rear courtyard garden, and has the added bonus of a split level brick built workshop. This fantastic property which retains a wealth of character and original features is available for viewing now.

Entrance Lobby

Dining Area 14'10" x 13'0" max into bay (4.53 x 3.97 max into bay)

Living Area 13'4" x 13'1" (4.07 x 4.00)

Kitchen 12'1" x 8'6" (3.69 x 2.6)

Utility Room 6'6" x 5'5" (2.00 x 1.67)

Ground Floor W/C

Stairs Rising To First Floor Landing

Bedroom One 15'3" x 12'11" max into bay (4.67 x 3.96 max into bay)

Bedroom Two 11'0" x 10'3" (3.37 x 3.14)



Bathroom 11'3" x 8'3" (3.45 x 2.52)

With door leading to patio area

Stairs Rising To Second Floor**Bedroom Three 15'5" x 11'10" with limited head height
(4.7 x 3.62 with limited head height)****Enclosed Courtyard 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

Tenure

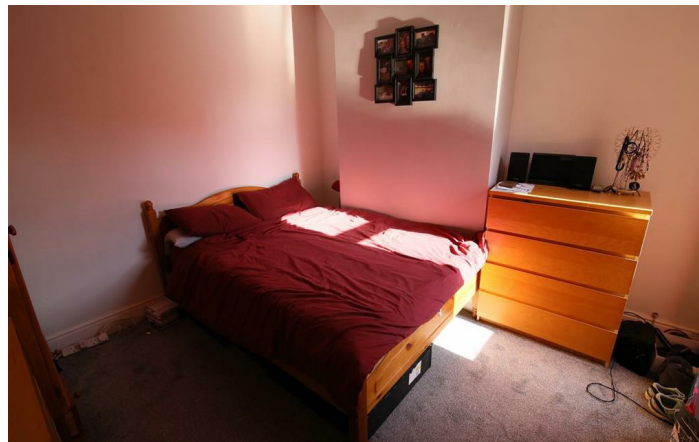
Freehold

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	69

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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