



Farnborough Avenue, Rugby, Warwickshire
Guide Price £225,000



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Crowhurst Gale are delighted to present this modern three bedroom property which is located close to Rugby Town Centre, schooling and local amenities. In brief the property comprises: entrance hall, kitchen/diner, lounge, cloakroom to the ground floor. To the first floor there are three bedrooms and a bathroom, the master bedroom benefits from en suite facilities. The property further benefits from double glazing, gas central heating, rear garden and a garage.

Entrance Hall

Stairs to first floor. Doors leading off to:

Guest WC

WC and wash hand basin.

Lounge 15'1" x 10'0" (4.61m x 3.07m)

Double glazed window to front and rear aspects. Radiator.

Kitchen/Dining Room 15'0" x 15'5" (4.59m x 4.72m)

Fitted kitchen with fitted appliances. Space for breakfast table. French doors to rear garden. Double glazed window to front aspect.

Bedroom One 10'1" x 11'7" (3.08m x 3.54m)

Double glazed window to front and rear. Radiator.



En-Suite

Shower enclosure, wash hand basin and WC. Opaque double glazed window to rear.

Bedroom Two 13'1" x 7'7" (4.00m x 2.33m)

Two double glazed windows to front. Radiator.

Bedroom Three 7'2" x 11'3" (2.20m x 3.44m)

Two double glazed windows to rear. Radiator.

Bathroom 8'8" x 5'7" (2.66m x 1.71m)

Bath with mixer tap and shower fitted over. Wash hand basin and WC. Opaque double glazed window to front.

Rear Garden

Mainly laid with lawn with paved pathway.

Garage

The garage is set through an alleyway adjacent to the property, in a block of three with a coach house apartment above.

AGENTS NOTES

Garage is on a leasehold agreement - Ground rent – £26.85 per 6 months.

Service charge for drainage, green spaces etc – £128.84 per year

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 Property

Local Authority

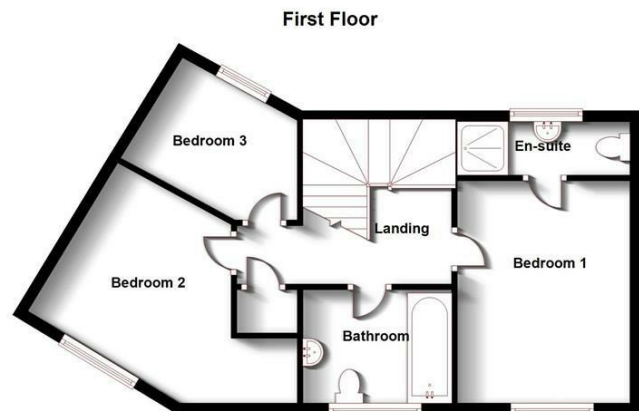
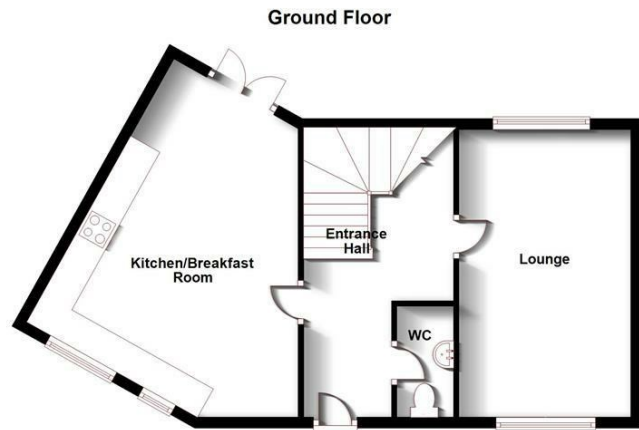
Rugby Borough Council

Tax Band

Tax Band: C

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			89
(81-91) B			
(69-80) C		75	
(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	

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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

