



**Rainsbrook Avenue, Rugby,  
Guide Price £450,000**

crowhurst  
gale



# Rainsbrook Avenue, Rugby,

Crowhurst Gale are pleased to present this spacious semi-detached property in the heart of the Hillmorton area of Rugby. The property briefly comprises; Entrance Hall, Ground Floor WC, Kitchen, Lounge, Dining Room to the ground floor. To the first floor there are four bedrooms and a family bathroom. The loft was converted to create a further three bedrooms and a shower room in 2004. The property is on a good size plot and has off road parking and a garage to the front. Rainsbrook Avenue is within easy reach of good schooling and local shopping including Sainsbury's local and Aldi stores and has easy access to key road links including M1, M6, A5 and A45.

## Frontage

Parking for two vehicles and driveway to garage. Access to the side to the rear garden.

## Entrance Hall

Enter via double glazed door hallway, tiled flooring and wooden panelling. Stairs to first floor. Doors to:

## Guest WC

WC and wash hand basin set within a vanity unit. Opaque double glazed window.

## Dining Room 15'9" into bay x 14'5" (4.82 into bay x 4.41)

Leaded double glazed bay window to front aspect. Radiator. Stripped floorboards. Wooden panelling. Feature open fireplace.



**Lounge 15'5" x 14'5" (4.72 x 4.41)**

Double glazed windows and door over looking the rear garden. Radiator. Feature cast iron fireplace with wooden surround. Stripped floorboards. Picture rail and coving.

**Kitchen 14'6" x 10'10" (4.43 x 3.32)**

Double glazed window to rear aspect. Opaque double glazed window to side aspect. Polycarbonate one and a half bowl sink and drainer with base unit, further base and wall units. worktop surfaces. Built in fridge/freezer. Built in dishwasher and washing machine. 'Range Master' cooker with extractor hood fitted over. Door to pantry. Door to outside.

**First Floor Landing**

Radiator. Stairs to second floor. Doors to:

**Bedroom One 13'11" x 13'9" (4.26 x 4.21)**

Double glazed window to front aspect. Radiator. Range of fitted wardrobes .

**Bedroom Two 14'6" x 8'11" (4.43 x 2.74)**

Double glazed window to rear. A range of fitted wardrobes. Radiator.

**Bedroom Three 11'2" x 7'2" (3.42 x 2.19)**

Double glazed window to rear. Radiator.

**Bedroom Four 10'4" x 7'2" (3.17 x 2.20)**

Double glazed window to front aspect. Radiator.

**Bathroom**

Corner bath with telephone style shower attachment. Shower enclosure with mains shower fitted. WC and wash hand basin. Heated towel rail.

**Separate WC**

Opaque double glazed window. WC and wash hand basin. Gas combination boiler. Radiator.

**Second Floor Landing**

Double glazed window to side aspect. Door to:

**Shower Room**

Double glazed window to side aspect. Shower enclosure, WC and wash hand basin Wall mounted electric heater..

**Bedroom Five 10'7" x 11'9" (3.25 x 3.59)**

'Velux' window to the rear aspect. Eaves storage.

**Bedroom Six 9'6" x 10'1" (2.92 x 3.08)**

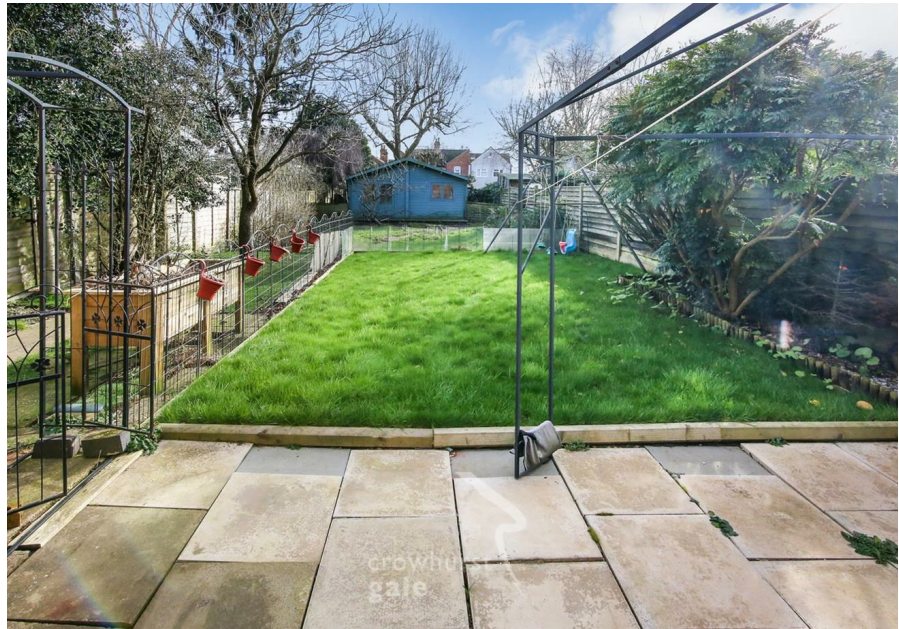
'Velux' window to front. Eaves storage.

**Bedroom Seven 10'0" x 11'0" max (3.07 x 3.37 max)**

'Velux' window to the front. Eaves storage.

**Storage Room 5'5" x 5'4" (1.67 x 1.63 )****Rear Garden**

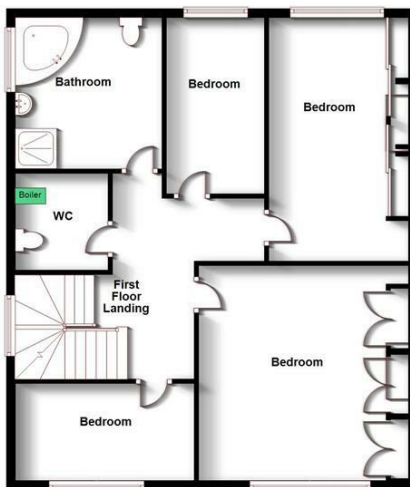
Paved patio area. Lawned area with summer house to the rear of the garden.



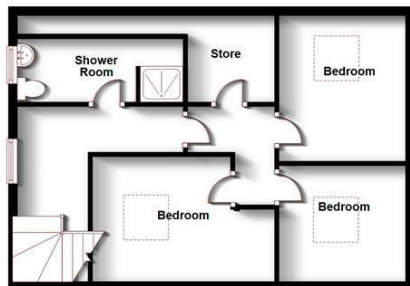
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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