



**Barton Road, Rugby, Warwickshire**  
**Guide Price £465,000**





# Barton Road, Rugby, Warwickshire

Crowhurst Gale Estate Agents are delighted to present to market this greatly extended detached house located in the sought after area of Bilton, Rugby. The property is located in the very popular Barton Road which is ideally situated for excellent schooling for all ages, local amenities and Rugby Train Station in Rugby town centre. The property briefly comprises: Entrance Hall, Lounge/Dining Room, Kitchen/Breakfast, Ground Floor WC to the ground floor and Four well proportioned bedrooms, Family Bathroom and Ensuite to the first floor. Outside there is a beautiful rear garden, a garage and parking for several vehicles.

## Frontage

Parking leading to the garage. Lawned area with border.

## Entrance Hallway

Stairs raising to first floor. Doors to:

## Ground Floor WC

WC and wash hand basin.

## Lounge/Dining Room 26'10" x 11'11" (8.19 x 3.65)

Feature gas fireplace. 'French doors' leading to rear patio and garden. Window to front aspect.

## Kitchen/Breakfast

### Kitchen Area 15'3" x 10'2" (4.66 x 3.12)

Fitted kitchen with a range of base and wall units. Integral gas hob, extractor fan, Electric oven and grill and dishwasher. Window and door leading to rear garden.





**Dining Area 14'10" x 8'11" (4.54 x 2.74)**

Window to front aspect.

**First Floor Landing**

Window to rear aspect. Access to loft. Doors leading to:

**Bedroom One 11'10" x 13'3" (3.63 x 4.04 )**

Window to rear aspect. Fitted wardrobes. Door to en-suite:

**En-Suite Shower**

Large shower enclosure. WC and wash hand basin. Heated towel rail.

**Bedroom Two 9'3" x 9'10" (2.82 x 3.00)**

Window to rear aspect.

**Bedroom Three 15'5" x 7'11" (4.70 x 2.42)**

Window to side aspect. Fitted wardrobes.

**Bedroom Four 10'2" x 8'11" (3.11 x 2.73)**

Window to front aspect.

**Bathroom**

Corner bath with shower off taps. WC wash hand basin. Window to side aspect.

**Rear Garden**

Beautifully well kept, well stocked garden with patio area and potting shed. Access is gained via the side of the property.

**Garage/Workshop 31'2" x 9'7" (9.50 x 2.93)**

Single garage with power and light connected.

**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.

**Local Authority**

Rugby Borough Council

**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.



**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.

**Tenure**

Freehold

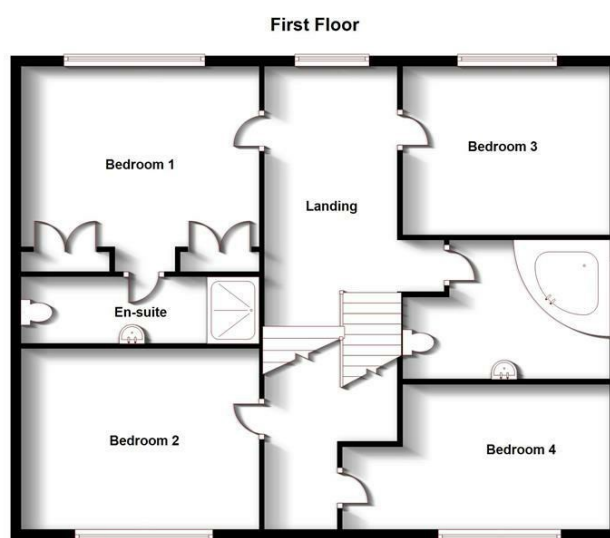
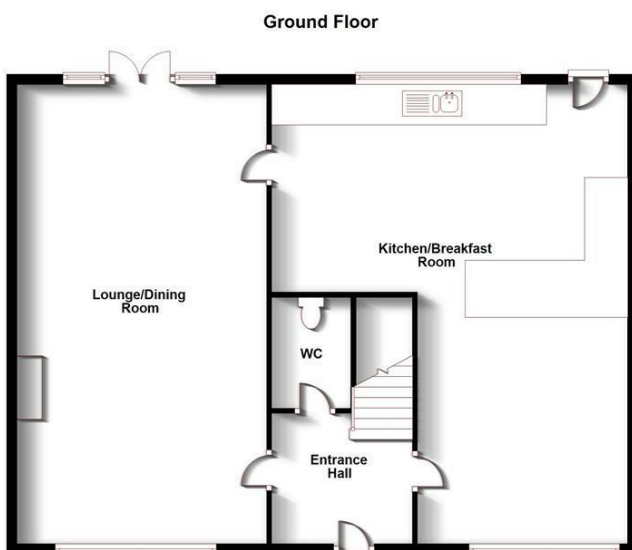
**Tax Band**

Tax Band: D

**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		59	
(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			
(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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