



**Magnolia Avenue, Rugby,  
Guide Price £310,000**



# Magnolia Avenue, Rugby,

Crowhurst Gale are very pleased to offer this spacious, modern, mid-terraced property which enjoys a superb position on Eden Park located close to transport networks, and retail parks and offers stylish, modern living accommodation arranged over three floors. The property resides on a plot with a driveway providing off road parking to the rear aspect, and a landscaped, enclosed landscaped garden with terrace area, patio/entertaining area, lawn and rear access. The property is beautifully presented throughout and provides truly ready to move into accommodation comprising in brief of an entrance hallway, guest WC & utility area, family lounge, and modern fitted kitchen/diner on the ground floor with French doors to the garden/terrace. The family lounge boasts a beautiful, bespoke fitted media wall with feature lighting. The first floor features a landing area, two well-proportioned bedrooms, a four piece family bathroom with stairs leading to the top floor master suite. This private and spacious master boasts en-suite shower facilities, a dressing area and ample built-in storage. The property will make a fantastic family home, and further benefits from double glazing, gas central heating and electric car charging point.

## Entrance Hall

Stairs to first floor. Door leading to:

## Lounge 13'7" x 11'8" (4.16m x 3.56m)

A bright and airy living room with floor-to-ceiling windows, The room is tastefully decorated with a comfortable seating area,

## Kitchen/Diner 12'6" x 11'11" (3.82m x 3.64m)

A modern kitchen with a range of high-quality units, including ample storage space, a built-in oven and dishwasher, spacious dining area with French doors leading out to the garden. Though-fare into:

## Utility 6'6" x 3'3" (2.00m x 1.00m)

Conveniently located adjacent to the kitchen.



### Ground Floor WC

WC and washbasin.

### Landing

Doors to:

### Bedroom One 10'4" x 11'11" + 7'3" x 5'8" dress (3.17m x 3.64m + 2.21 x 1.74 dress)

A well-proportioned bedroom with a built-in wardrobes and separate dressing area. Door to:

### En-suite 8'1" x 6'8" (2.47 x 2.04)

Shower, WC and washbasin.

### Bedroom Two 12'4" x 8'5" upto wardrobes (3.78m x 2.59m upto wardrobes)

Spacious bedroom with a built-in storage.

### Bedroom Three 11'8" x 8'9" (3.58m x 2.67m)

A good size room with views to the front aspect.

### Bathroom

A modern bathroom with a shower cubicle, bath, WC, and washbasin.

### Rear Garden

Patio and lawned areas with steps down to parking spaces.

### 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.



### Local Authority

Rugby Borough Council

### Tax Band

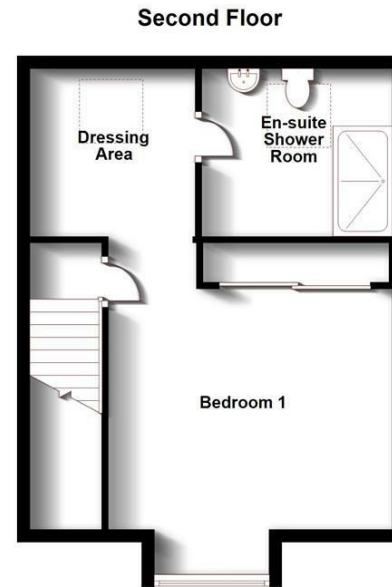
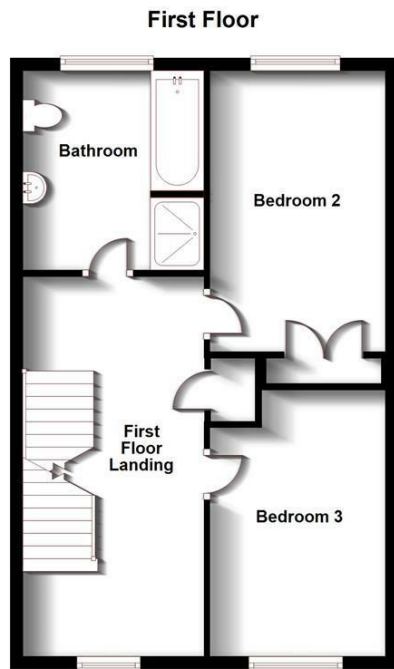
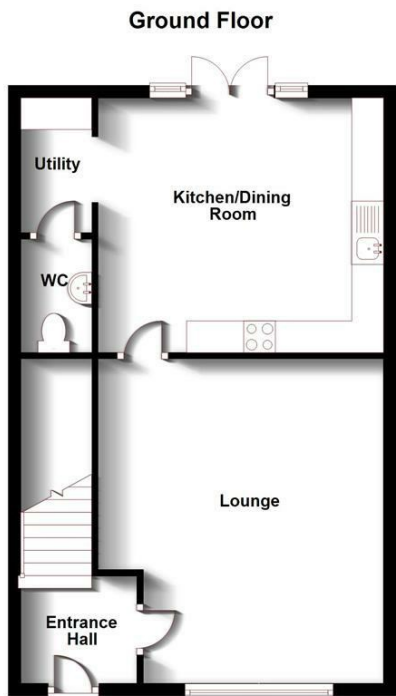
Tax Band: D

### Tenure

Freehold

### 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>		<b>94</b>
(81-91) <b>B</b>	<b>84</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	

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

