



**Adkinson Avenue, Dunchurch, Warwickshire**  
**Guide Price £235,000**



# Adkinson Avenue, Dunchurch, Warwickshire

This spacious three bedroom terrace property is located in the sought after Village of Dunchurch, which has a wide range of amenities including pubs/restaurants and shops, its close proximity to Rugby makes this a great location. In brief, the property comprises: Entrance, spacious living room, kitchen with appliances to include a range style cooker, dishwasher and washing machine. To the first floor there are three bedrooms and a bathroom with shower over bath. Externally there is an enclosed rear garden with garden shed, and gated driveway parking to the front. The property also benefits from gas heating to radiators and double glazing.

## Frontage

Gates giving personnel and vehicular access.

## Entrance

Stairs to first floor. Door to:

## Living Room 19'6" x 9'11" (5.953 x 3.035)

Gas fire and 'French doors' to rear garden and patio areas.

## Kitchen 16'8" x 6'3" (5.087 x 1.922)

Fitted kitchen with space for appliances. Doors to front and rear.

## First Floor Landing

Doors to:

## Bedroom One 11'5" x 10'10" (3.492 x 3.323)

Window to rear aspect.



**Bedroom Two 13'8" x 8'3" (4.186 x 2.525)**

Window to front aspect.

**Bedroom Three 10'9" x 6'5" (3.299 x 1.976)**

Window to front aspect. With built in storage

**Bathroom 7'5" x 5'6" (2.278 x 1.684)**

Bath with shower fitted over, WC and washbasin. Window to rear.

**Rear Garden**

Mainly laid to lawn with boundary fencing.

**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.

**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.

**Local Authority**

Rugby Borough Council

**Tax Band**

Tax Band: B

**Tenure**

Freehold

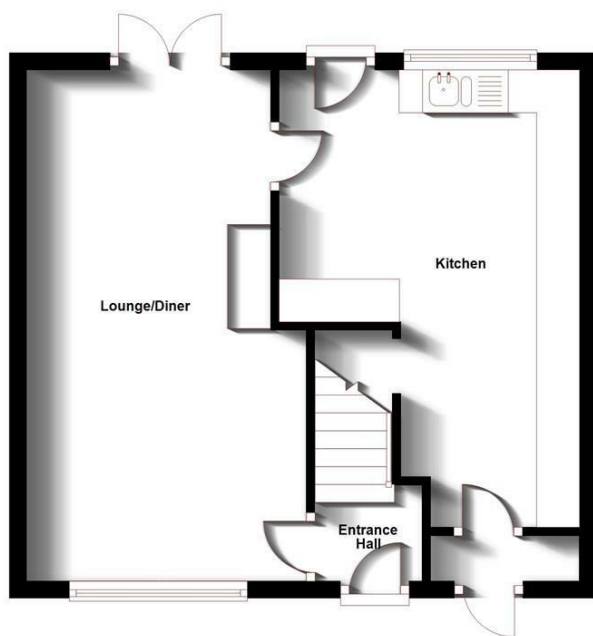
**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266

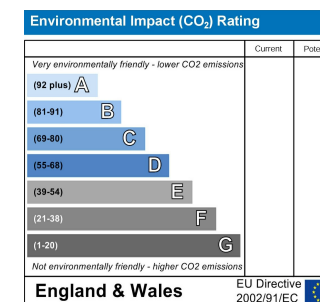
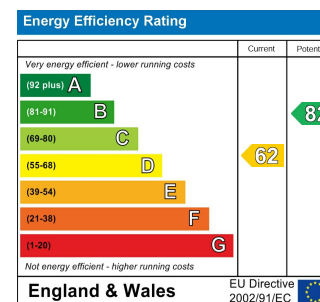




Ground Floor



First Floor



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