



**Oulton Road, Rugby,
Guide Price £267,500**

crowhurst
gale



Oulton Road, Rugby,

Crowhurst Gale are very pleased to present this three bedroom modern townhouse located close to amenities, and has accommodation set over three floors and allocated parking for one car. Situated within walking distance of Elliott's Field and Junction One retail parks, easy access to Rugby's town centre and railway station, and the M1, M6 and M45 road networks. In brief the accommodation comprises; entrance hall, lounge, kitchen/diner, and cloakroom on the ground floor. To the first floor are two well proportioned bedrooms and a bathroom, and on the second floor is the main bedroom with ensuite shower room. The property benefits from, double glazing, gas central heating, and an enclosed rear garden.

ENTRANCE Composite part glazed front door. Stairs to first floor. Door into Living Room. Radiator. Tiled flooring.

LIVING ROOM 12' 10" x 9' 9" (3.90m x 2.91m) Double glazed window to the front aspect. Radiator. Door to Breakfast Kitchen. Under-stairs storage area.

KITCHEN 13' 0" x 9' 0" + door recess (3.94m x 2.72m) Double glazed French Doors and window onto the rear garden. Radiator. Door to Under-stairs storage/pantry cupboard. Door to WC. Range of base and eye level units with work surfaces over and tiling to splashbacks. Under cabinet lights. Integrated oven, hob and extractor. Stainless steel sink/drainer. Space for a fridge/freezer. Space and plumbing for a washing machine. Radiator.

WC Low flush WC. Wash hand basin. Radiator. Extractor. Tiled floor.



FIRST FLOOR LANDING Doors off to Bedrooms two & three. Door to Family Bathroom. Door to second floor stairwell.

BEDROOM TWO 12' 11" x 8' 2" (3.95m x 2.47m) Double glazed window to the rear. Radiator. Built in cupboard.

BEDROOM THREE 9' 5" x 6' 3" (2.86m x 1.87m) Double glazed window to the front aspect. Radiator.

BATHROOM Panelled bath with full height tiling and shower over. Low flush WC. Pedestal wash hand basin. Heated towel rail. Tiled floor. Extractor.

STAIRWELL TO BEDROOM ONE SUITE Double glazed window to the front. Stairs to second floor bedroom.

BEDROOM ONE 13' 8" into eaves x 13' 0" max (4.15m x 3.99m) Velux style window to the rear aspect. Door to Ensuite. Built in wardrobe. Radiator. Loft access hatch.

EN-SUITE Double glazed window to the front aspect. Low flush WC. Pedestal wash hand basin. Fully tiled shower cubicle. Radiator. Tiled floor. Radiator. Extractor. Shaver point.

FRONTAGE Low maintenance fore-garden with hedge, pathway to front door & slate chippings.

PARKING Accessed three doors down, under an archway. Allocated parking for 1 car

REAR GARDEN Enclosed by timber fencing with rear access gate for pedestrian use (leading to parking area). Initial decking area. Artificial grass section with shed hard-standing and slate chippings.

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.



Tenure
Freehold

Tax Band
Tax Band: C

Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266

Local Authority

Rugby Borough Council



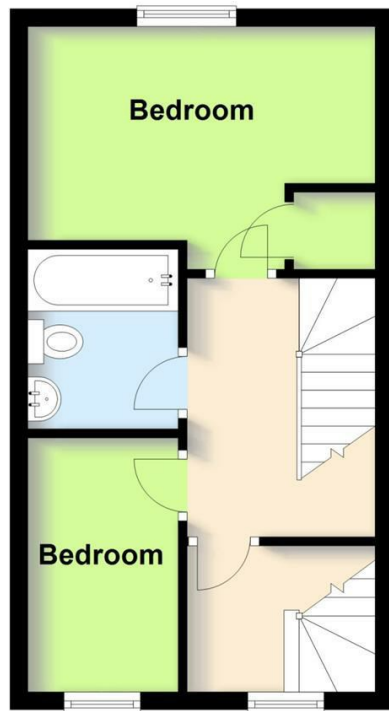
Ground Floor

Approx. 29.6 sq. metres (318.4 sq. feet)



First Floor

Approx. 29.6 sq. metres (318.4 sq. feet)



Second Floor

Approx. 24.8 sq. metres (267.3 sq. feet)



Total area: approx. 84.0 sq. metres (904.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		77	
(69-80) C			
(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	

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