



**Sidney Road, Rugby, Warwickshire**  
**Offers In Excess Of £355,000**



# Sidney Road, Rugby, Warwickshire

Crowhurst Gale are delighted to offer for sale this three bedroom detached bungalow in the highly sought after area of Hillmorton. The property is situated near a parade of local shops and stores, supermarket, public houses and highly sought after schools for all ages. Rugby Railway Station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street. There are regular bus services to Rugby town centre and easy commuter access to the M1/M6/A5 and A14 road and motorway networks making the location ideal for those wishing to commute. In brief, the accommodation comprises of a lounge/dining room, sun room/conservatory, bedrooms one and two both with en-suite WC's with washbasins, bedroom three, refitted kitchen, side lobby/utility area with plumbing for washing machine and boiler and a refitted shower room. To the first floor there is a useful attic space. The property benefits from gas fired central heating to radiators and double glazed windows. Externally, to the front of the property there is a drive in/out driveway offering ample off road parking and access to garage. The private rear garden offers a good degree of privacy, mainly laid to lawn with various maturing shrubs and trees.

## Porch

## Entrance Hall

Doors leading to:

## Lounge/ Dining Room

Open area

## Lounge Area 15'5" x 12'0" (4.70 x 3.66)

Window to rear aspect. Sliding patio doors in to Conservatory.

## Dining Room 8'11" x 8'9" (2.72 x 2.69)

Window to rear aspect.

## Sun Room/Conservatory 11'8" x 10'4" (3.56 x 3.17)

UPVC double glazed units with doors leading to the patio and rear garden.



**Bedroom One 13'8" x 12'9" (4.19 x 3.91)**

Bay window to front elevation. Built wardrobes. Ensuite WC.

**Bedroom Two 12'7" x 12'0" (3.84 x 3.66)**

Bay window to front elevation. Built wardrobes. Ensuite WC.

**Bedroom Three 11'10" x 8'0" (3.63m x 2.46m)**

Bay window to front elevation.

**Kitchen 11'10" x 11'1" (3.63 x 3.38)**

Fitted kitchen with various storage cupboards and drawers. Space for fridge/freezer, space and plumbing for washing machine and space for dishwasher. Door to side lobby. Window to the rear aspect.

**Shower Room 6'9" x 5'10" (2.06 x 1.78)**

Shower enclosure, WC and washbasin. Window to side aspect.

**Useful Attic Space 13'1" x 10'11" (4.01 x 3.33)**

Accessed via permanent wooden steps.

**Externally**

To the front aspect there is ample parking with a 'Drive in-Drive out driveway' and a private mature garden to the rear.

**Garage 16'2" x 9'3" (4.95 x 2.84)**

**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: E

**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) A			
(81-91) B			
(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 <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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