



Emerald Close, Rugby, Warwickshire
Guide Price £315,000



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Crowhurst Gale are pleased to present this modern semi detached three bedroom home, located in the popular residential area of Ashlawn Fields. In brief the accommodation comprises; entrance hall, ground floor w.c, lounge, kitchen/diner with integrated appliances, three bedrooms, an ensuite shower room and a family bathroom. This property additionally benefits from decorative wooden panelling, gas central heating, double glazing, off road parking and an enclosed rear garden. Ashlawn Gardens is located on Ashlawn Road, between Dunchurch and Hillmorton, with only a 10 minute drive to Rugby town centre, there are plenty of amenities nearby. An excellent location for commuter links via the M45, M1 and M6. There are direct trains from Rugby Railway Station which operates mainline services to London Euston and Birmingham New Street. There is an impressive range of state and private schooling available in Rugby and the surrounding areas including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and world famous Rugby School.

Entrance Hall

Doors to cloakroom and lounge.

Cloakroom

Toilet and washbasin.

Lounge 16'1" x 11'9" (4.92 x 3.59)

Window to front. Stairs rising to first floor. Radiator. Television point. Door to:

Kitchen/Dining Room 14'11" x 10'6" (4.57 x 3.21)

Fitted with a range of base and eye level units with work surface space incorporating a sink and drainer unit. Built in oven with ceramic hood and extractor hood over. Radiator. Understairs storage cupboard. French Doors opening to rear garden.



First Floor Landing

Access to loft space Airing cupboard. Radiator. Doors off to bedrooms and bathroom.

Bedroom One 11'9" x 8'5" (3.60 x 2.57)

Window to front. Radiator. Door to:

En-Suite

Shower cubicle, low level toilet and pedestal wash hand basin. Radiator.

Bedroom Two 9'4" x 8'5" (2.86 x 2.58)

Window to rear. Radiator.

Bedroom Three 8'9" x 6'2" (2.67 x 1.90)

Outside

Front Garden - Laid to tarmac providing off road parking for two vehicles. Planted flower and shrub borders. Pathway to entrance. Gated access to rear garden.

Rear Garden - Mainly laid to lawn with paved patio and pathway leading to the bottom of the garden. Timber shed. Enclosed by timber 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.

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.

Tax Band

Tax Band: C



Tenure
Freehold

Local Authority
Rugby Borough Council

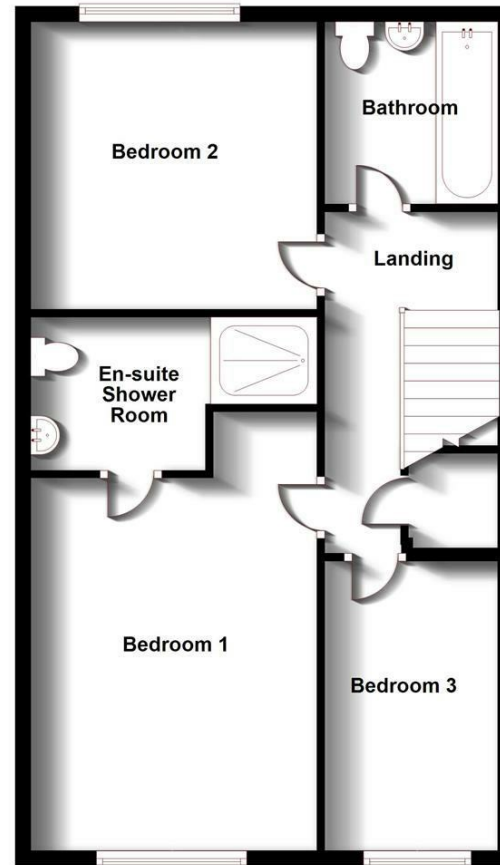
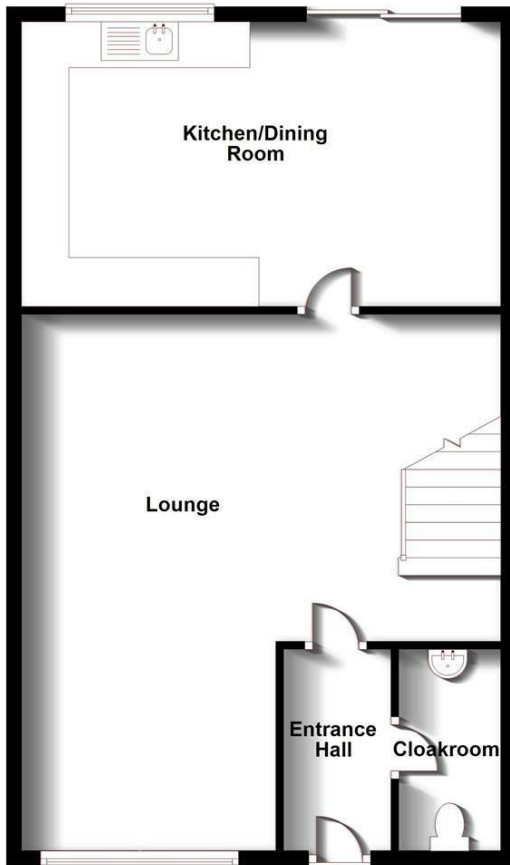
Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266



Ground Floor

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		84	
(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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