



Ivy Grange, Rugby, Warwickshire
£285,000



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Crowhurst Gale are delighted to offer this modern, well presented three bed semi-detached property situated in the heart of Bilton Village. Bilton has an excellent range of local amenities including schools for all ages, shops, public houses, churches and post office. Rugby town centre, the train station and the motorway network are all a short drive away.

Accommodation in brief comprises: Hall, lounge, WC, kitchen/diner with built in appliances, three bedrooms and a family bathroom. Other benefits include PVCu double glazing, gas fired radiator heating, security system, off road parking and enclosed, southerly facing rear garden.

Entrance Hall

Radiator, laminate flooring, stairs to first floor, door to:

Lounge 14'7" x 12'11" (4.47m x 3.96m)

Double glazed window to front, two radiators, laminate flooring, telephone point, TV point, double door to

WC

Fitted with two piece suite comprising, pedestal wash hand basin, low-level WC, extractor fan, tiled splashback, radiator and ceramic tiled flooring.

Kitchen/Dining Room 16'2" x 8'7" (4.95m x 2.62)

Fitted with a matching range of base and eye level units with worktop space over, one and a half bowl stainless steel sink with single drainer, built-in fridge/freezer, dishwasher and washer dryer, electric fan assisted oven, built-in four ring gas hob with extractor hood over, Double glazed window to rear, radiator, ceramic tiled flooring, recessed ceiling spotlights, smoke detector and Double glazed double French doors to garden.



Landing

Smoke detector, access to loft and doors to:

Bedroom One 10'0" x 8'7" (3.05 x 2.64)

Double glazed window to front, radiator and fitted double wardrobe.

Bedroom Two 9'6" x 8'0" (2.90 x 2.44)

Double glazed window to rear, fitted double wardrobe with sliding doors, radiator.

Bedroom Three 7'1" x 7'1" (2.18 x 2.16)

Double glazed window to front, radiator, and storage cupboard.

Bathroom 10'11" x 5'6" (3.33 x 1.68)

Fitted with four piece suite comprising panelled bath, pedestal wash hand basin, low flush WC and tiled shower enclosure with newly fitted shower. Full height ceramic tiling to three walls, extractor fan, shaver point, PVCu frosted double glazed window to rear, ceramic tiled flooring with recessed ceiling spotlights.

Outside

To the front there is a block paved drive providing off road parking for two vehicles, there is also gated pedestrian access to the side. The well kept, enclosed rear garden is mainly laid to lawn with well stocked borders, a paved patio, garden shed, outside tap and double electric socket.

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: D

Viewing

By appointment only through Crowhurst Gale Estate Agents 01788 522266

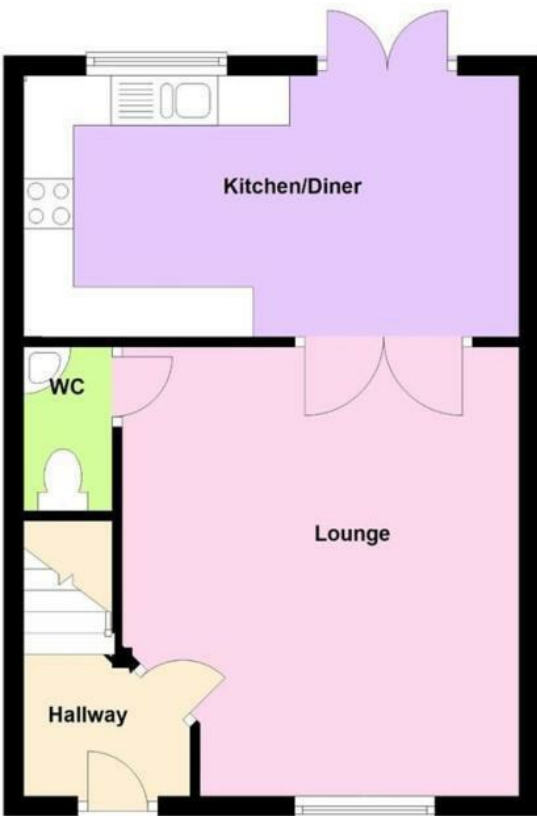
Service Charge For Green Spaces

£140 - £150 per Year

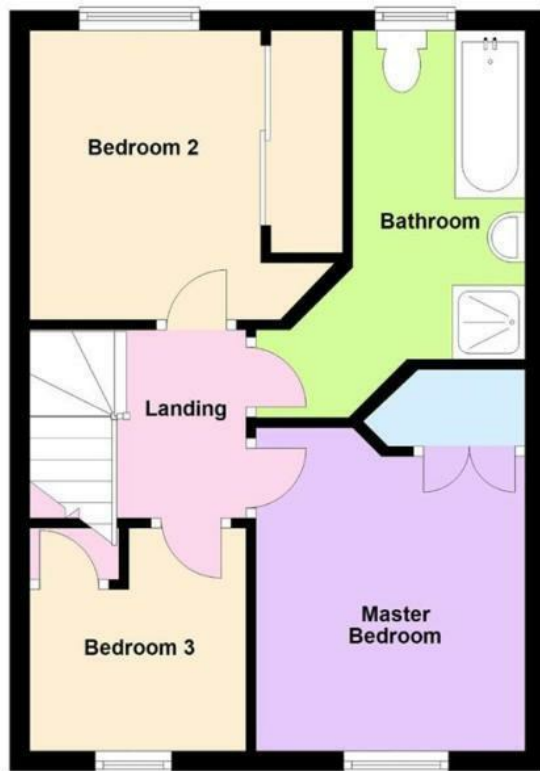




Ground Floor
Approx. 35.7 sq. metres (384.3 sq. feet)



First Floor
Approx. 35.7 sq. metres (384.4 sq. feet)



Total area: approx. 71.4 sq. metres (768.6 sq. feet)

Floor plans are for illustration only and should only be used as a guide.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(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	

31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ
Tel: 01788 522 266
property@crowhurst-gale.co.uk
www.crowhurst-gale.co.uk

