



Judith Way, Rugby, Warwickshire
£395,000



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Crowhurst Gale Estate Agents are delighted to offer for sale this beautifully presented four bedroom detached family home situated in the sought after residential area of Cawston on the western outskirts of Rugby town centre. Near by Bilton village provides a comprehensive selection of shops and amenities including butchers, public houses, big chain supermarkets, bus routes to Rugby town centre and excellent local schooling for all ages. The property briefly comprises: entrance hall, guest WC, lounge/dining room, fitted kitchen with a utility room on the ground floor. The first floor features, four bedrooms, a family bathroom, and adjoining en-suite facilities to bedroom one. The property will make a superb family home, and further benefits from double glazing, gas central heating, and a secluded position on a quiet cul-de-sac.

Frontage

Tarmacadam parking for two cars leading to front door and garage.

Entrance Hall

Stairs to first floor. Doors to:

Garage 16'2" x 7'6" (4.94 x 2.31)

Power and light connected.

Kitchen 12'4" x 7'10" (3.76 x 2.41)

Fitted kitchen with fitted appliances. Window to front aspect.

Guest WC

WC and washbasin.

Utility Room 5'0" x 7'11" (1.53 x 2.43)

Fitted storage units with plumbing for washing machine and tumble dryer. Door leading outside.



Lounge 14'1" x 12'5" bay (4.31 x 3.80 bay)

Feature fireplace. Bay window to rear aspect. Through-fare to:

Dining Room 8'2" x 8'1" (2.49 x 2.48)

French doors to rear garden and patio area.

First Floor Landing

Airing cupboard. Door to:

Bedroom One 9'4" x 10'9" (2.86 x 3.28)

Window to front aspect. fitted wardrobes. Door to:

En-suite

Shower enclosure with 'Aqualisa' shower fitted. WC and washbasin. Obscure window to side aspect.

Bedroom Two 11'4" x 7'10" (3.47 x 2.41)

Window to front aspect. Fitted wardrobes

Bathroom 11'4" x 6'9" (3.46 x 2.06)

Bath with 'Aqualisa' shower fitted over. WC and washbasin. Obscure window to rear aspect.

Bedroom Three 10'5" x 7'11" (3.20 x 2.42)

Window to the rear aspect.

Bedroom Four 7'4" x 8'8" (2.25 x 2.66)

Window to rear aspect.

Rear Garden

A well stocked rear garden with various plant and shrubs, a paved patio area and a small lawned area.

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

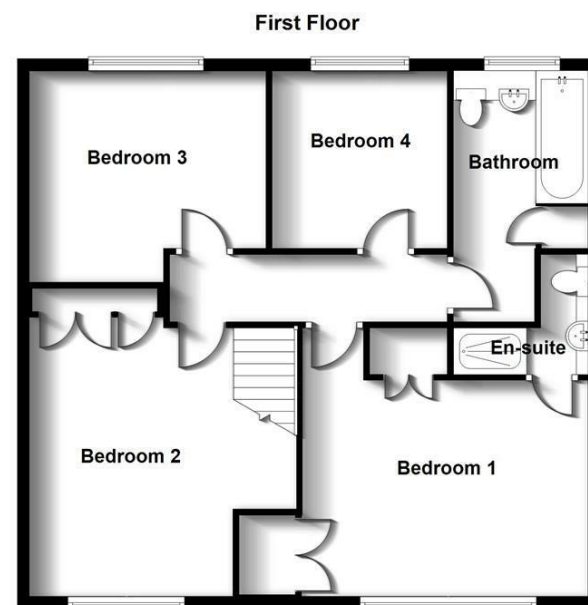
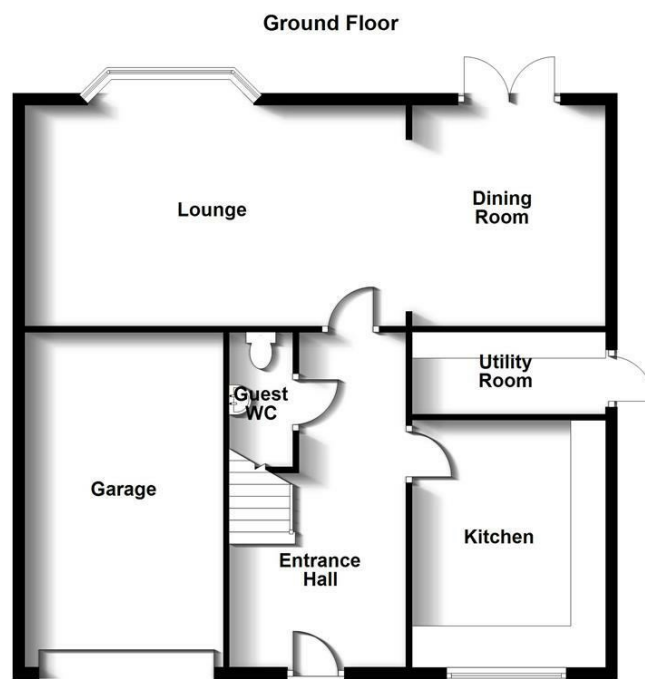
Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

**Tax Band**

Tax Band: E

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	82

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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