

**crowhurst
gale**
FOR SALE
01788 522266
www.crowhurst-gale.co.uk

**Slade Road, Rugby,
Asking Price £355,000**



Slade Road, Rugby,

Crowhurst Gale are pleased to present this beautiful three bedroom detached property in Hillmorton that has been completely renovated by the current owners. The property briefly comprises entrance hall utility area, lounge, open plan kitchen diner, ground floor WC, first floor landing, three well-proportioned bedrooms with the bedroom one having en suite facilities. The property also benefits double glazing, Gas central heating and a new roof. Outside there is parking to the front and a good size rear, well stocked garden. NO CHAIN

Frontage

Parking and a small garden.

Entrance Hall

Stairs to first floor. Utility area with plumbing. Doors to:

Ground Floor WC

WC and washbasin

Lounge 12'9" x 14'0" (3.90 x 4.29)

Bay window to front aspect. Door to rear garden.

Kitchen 12'3" x 10'0" (3.75 x 3.07)

Newly fitted kitchen with built in appliances. Windows to side and rear aspects.

Dining Area 11'9" x 7'7" (3.59 x 2.33)

French doors to rear garden. Door to side.



First Floor Landing

Window to side aspect. Doors leading to:

Bedroom One 12'9" x 10'3" (3.90 x 3.13)

Window to front aspect. Door to:

En-Suite

Shower, Closed cistern WC with built in washbasin. Window to rear.

Bedroom Two 12'4" x 8'11" (3.76 x 2.72)

Window to rear aspect. Gas Boiler.

Bedroom Three 6'0" x 7'1" (1.83 x 2.18)

Window to front aspect.

Bathroom 5'3" x 6'4" (1.62 x 1.94)

Bath with shower over. WC and washbasin.

Rear Garden

Well stocked rear garden with patio 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.

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.

Tax Band

Tax Band: C

Tenure

Freehold



Local Authority

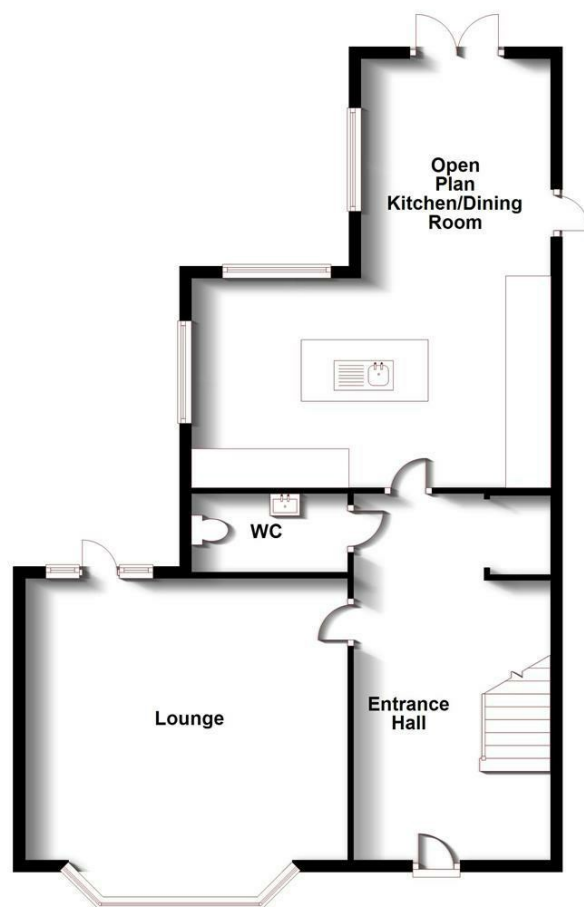
Rugby Borough Council

Viewing

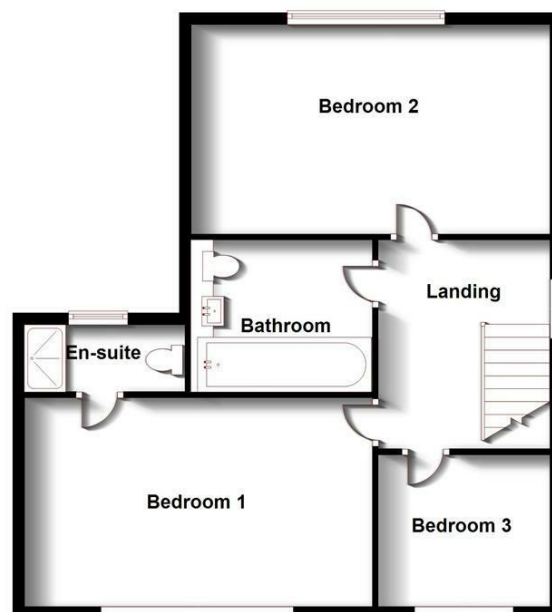
By appointment only through Crowhurst Gale Estate Agents
01788 522266



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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	

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

