



Burnside, Rugby, Warwickshire
Guide Price £295,000



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Crowhurst gale are pleased to present this charming three bedroom semi-detached property situated in a quiet cul-de-sac location. The property is close to Rugby town centre and convenient for schooling for all ages. In brief the property comprises: entrance hall, lounge/dining room, kitchen/breakfast, utility room and shower room with WC to the ground floor. To the first floor there are three bedrooms and bathroom. The property further benefits from gas central heating, double glazing, rear gardens and parking giving access to a single garage.

Frontage

Ample parking leading up to the garage.

Entrance Hall

Stairs to first floor. Doors to:

Lounge/Dining Room 26'2" x 9'3" min 9'10" max (7.98m x 2.82m min 3.00m max)

Bay window to front. Patio door to the rear.

Kitchen/Breakfast 16'10" x 8'10" (5.14 x 2.70)

Fitted kitchen with a range cooker and built in appliances. Breakfast bar. Windows to rear and side.

Utility Room 9'10" x 4'10" (3.00 x 1.49)

Further Storage units. Plumbing and space for washing machine and tumble. Window and door to rear.



Ground Floor Shower

Shower, WC and washbasin.

Landing

Doors to:

Bedroom One 12'11" x 8'10" (3.95 x 2.71)

Bay window to front.

Bedroom Two 10'2" x 9'6" (3.11 x 2.92)

Window to rear.

Bedroom Three 6'3" x 6'9" (1.91 x 2.08)

Window to front.

Bathroom 6'11" x 5'5" (2.12 x 1.67)

Bath, WC and washbasin.

Rear Garden

Enclosed with fencing. Lawned area, gravelled area and patio area. Green house and shed. pathway leading to the front and garage.

Garage**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: C

Tenure

Freehold

Viewing

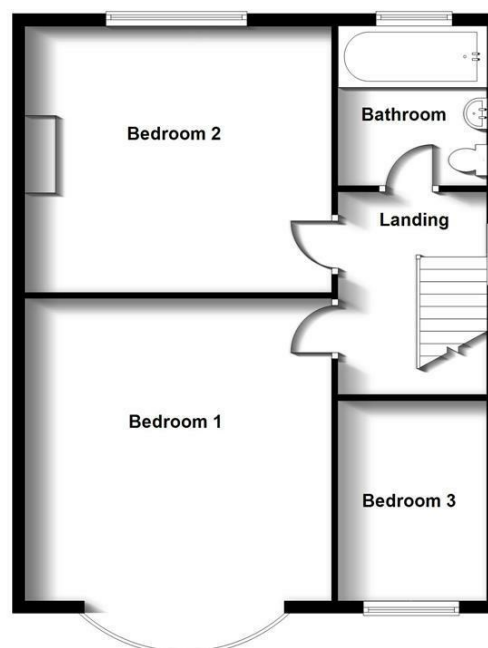
By appointment only through Crowhurst Gale Estate Agents
01788 522266



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	76

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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