Wise Grove, Rugby, Warwickshire
£259,995

crowhurst gale

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Crowhurst Gale are pleased to present this established and improved semi-detached bungalow situated within a cul-de-sac on the popular Abbots Farm Estate in Hillmorton, Rugby. In brief the accommodation comprises: entrance hall, lounge with feature fireplace, fitted kitchen/dining room, bathroom, main bedroom, further bedroom leading into a sitting room. The property benefits from gas fired central heating to radiators and double glazing. Externally there is off road parking to the front with a single garage. The rear overlooks a spinney/woodland area which offers a good degree of privacy and is not directly overlooked. There are a range of amenities available within the area to include local shops and stores, public house and bus routes to Rugby Town Centre. There are numerous bridleways within the surrounding area that offer some great walks and include the Oxford canal.

Frontage
Parking for three vehicles and driveway leading to single garage and rear garden.

Entrance Hall
Store cupboard. Door leading to:

Lounge 15'0" x 11'10" (4.59 x 3.63)
Bay window to front.

Kitchen/Dining Room 20'0" x 8'7" (6.10 x 2.62)
Fitted kitchen. Window to side and door leading to outside garden terrace.

Bedroom One 12'0" x 11'6" (3.68 x 3.52)
Window to front.

Bedroom Two 10'11" x 8'11" (3.35 x 2.73)
Through-fare to Sitting Room/Sun Room.

Sitting Room/Sun Room 14'1" x 7'8" (4.30 x 2.35)
Patio doors to terrace.

Bathroom
Panelled bath. WC and washbasin.

Rear Garden
Raised terrace/patio area overlooking the rear garden and woodland. Well stocked garden with various plants. Greenhouse and garden sheds.

Garage 17'3" x 8'3" (5.28 x 2.52)

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.

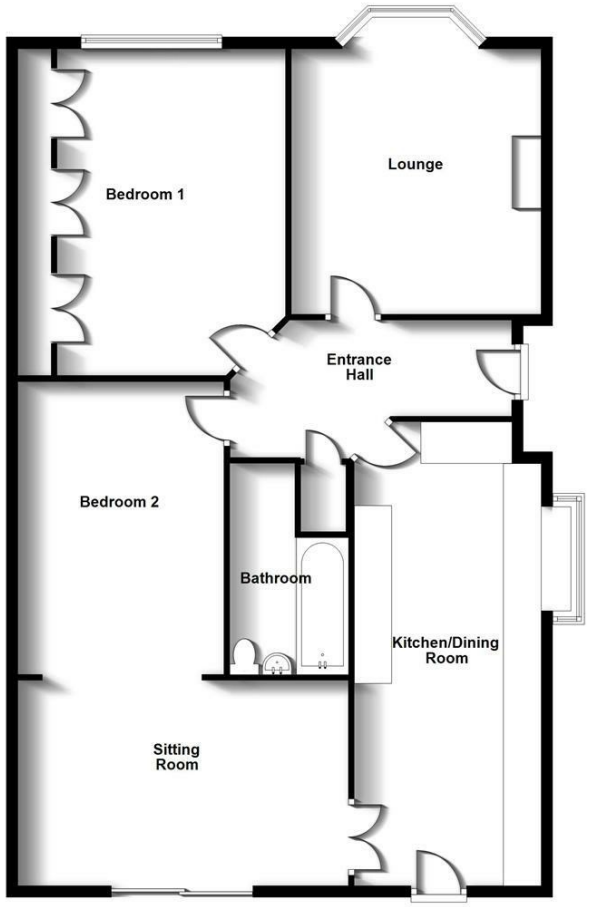
Conveyancing Services
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

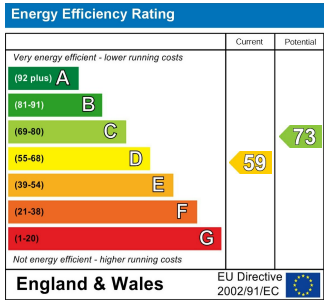
Tax Band
Tax Band:B

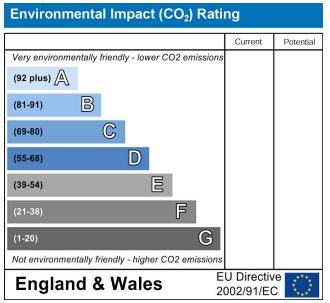
Tenure
Freehold

Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266

Ground Floor







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