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12 Crowsfurlong, Rugby, Warwickshire, CV23 0WD

HOWKINS &  
HARRISON

12 Crowsfurlong, Rugby,  
Warwickshire, CV23 0WD

Guide Price: £230,000

This three bedroom end of terrace townhouse is located in the popular residential area of Coton Park. The property is set over three floors and benefits from a master bedroom with an en-suite, a single garage and off-road parking.

#### Features

- Popular residential area
- Three bedrooms
- En-suite showeroom to master bedroom
- Kitchen/diner
- Enclosed rear garden
- Single garage
- Off road vehicular parking



## Location

Coton park is a popular residential area on the outskirts of Rugby. It is ideally placed for the commuter owing to its ease of access to transport links, including the M6, M1, and A14. Rugby railway station is also just a few minutes drive away and offers a regular high speed rail link to London Euston in under 50 minutes. Coton Park is popular with families having plenty of play areas and open spaces for walks. There is also an impressive range of state and private schooling available in Rugby and the surrounding areas including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and world famous Rugby School. Shopping facilities are available at nearby Elliots Field and Junction One retail parks, as well as local amenities which include a supermarket, hairdressers, and a renowned butchers shop, among others.



## Ground Floor

The property opens under a covered storm canopy, into the entrance hall, with stairs rising to the first floor and a door leading into the sitting room. The sitting room is light and airy with a window to the front aspect and benefits from a useful under stairs storage cupboard. A door provides access to the kitchen/diner which is fitted with a range of cream high gloss eye and base level units with beech effect roll top worksurfaces over and has space for a dining table and chairs. Appliances include a stainless-steel oven with five ring gas hob and extractor hood over. There is space with plumbing for a washing machine and dishwasher. A

door to the side gives access to the utility room where there are two further doors, one of which leads to the outside, the other to the downstairs cloakroom which is fitted with a pedestal wash hand basin and WC.

## First Floor

The first floor landing provides access to two of the bedroom, the family bathroom and a second set of stairs which lead to the master bedroom. Bedroom two is located to the front of the property, whilst bedroom three is to the rear with views overlooking the garden. The family bathroom is partially tiled with attractive mosaic effect wall tiles and is fitted with a white suite comprising of a pedestal

wash hand basin, low level WC and panelled bath with shower attachment.

## Second Floor

The master bedroom occupies the second floor which benefits from built in wardrobes, providing ample hanging space and further benefits from an en-suite shower room with walk in shower, low flush WC, pedestal wash hand basin and skylight to ceiling.

## Outside

To the front there is a decorative gravel area with a range of plants and shrubs, to the side of this is a block paved drive providing parking off road parking and access to the single

## Viewing

Strictly by prior appointment via the selling agents.  
Contact 01788 564666.

## Fixtures and Fittings

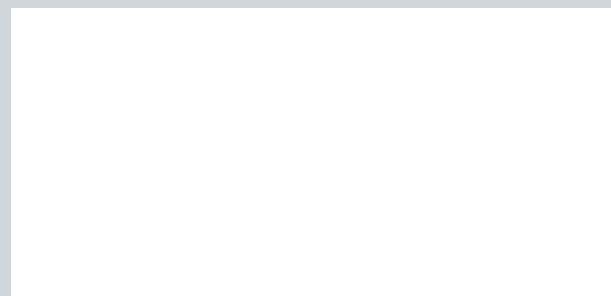
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Rugby Borough Council. Tel: 01788 533533.  
Council Tax Band – D.



## Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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