



Buchanan Road, Rugby, Warwickshire
Guide Price £325,000

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Crowhurst Gale Estate Agents are pleased to present to the market this detached home located close to amenities, schooling, recreation grounds and ideal for transport links. In brief the property comprises: entrance hall, lounge, dining room, office/study, fitted kitchen and a utility room to the ground floor. To the first floor there are four bedrooms and a bathroom, the main bedroom benefits from an en-suite shower room. The property further benefits from: double glazing, gas central heating, front and rear gardens, off road parking and single garage.

Frontage

Parking for two cars. Lawned area.

Entrance Hall

Stairs to first floor. Doors leading off to:

Office/Study 9'2" x 6'3" (2.81 x 1.91)

Window to front elevation.

Dining Room 10'0" x 11'3" (3.07 x 3.43)

Box bay window to front elevation.

Lounge 11'10" x 17'8" to understairs (3.63 x 5.41 to understairs)

Adams style fire place and sliding patio doors to rear garden.

Kitchen 10'3" x 9'5" (3.13 x 2.88)

Integrated hob and oven. Window to rear over looking the garden.



Utility Room 5'6" x 6'3" (1.68 x 1.92)

Plumbing for washing machine. Door to outside.

First Floor Landing

Airing cupboard. Door leading to:

Bedroom One 9'05"6" x 10'89"2" (276 x 332)**En-Suite Shower**

Shower, WC and washbasin.

Bedroom Two 11'10" x 9'1" (3.61 x 2.77)

Box bay window to front elevation. Built in wardrobe.

Bedroom Three 11'3" x 9'6" (3.43 x 2.91)

Window to rear elevation.

Bedroom Four 10'1" x 6'1" (3.09 x 1.86)

Window to rear elevation.

Bathroom 8'6" x 4'11" (2.60 x 1.50)

Panelled bath, WC and washbasin.

Rear Garden

Mainly laid to lawn with patio area. Access to Garage.

Garage/Workshop 34'11" x 9'1" (10.65 x 2.79)**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.

Local Authority

Rugby Borough Council

Tax Band

Tax Band: E

**Tenure**

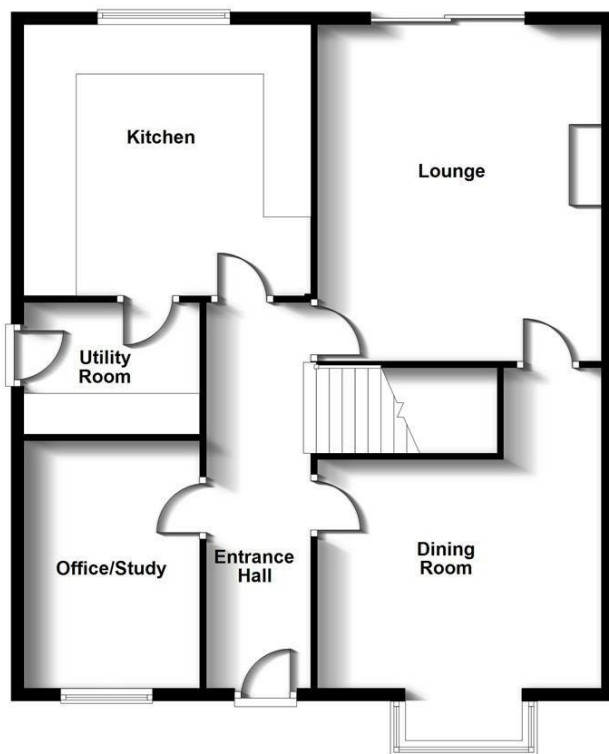
Freehold

Viewing

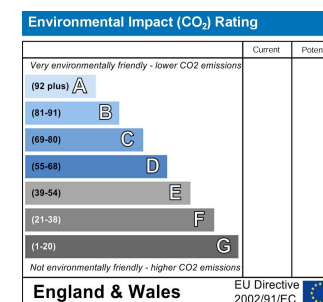
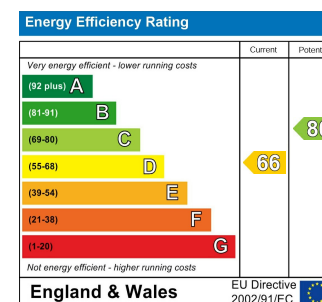
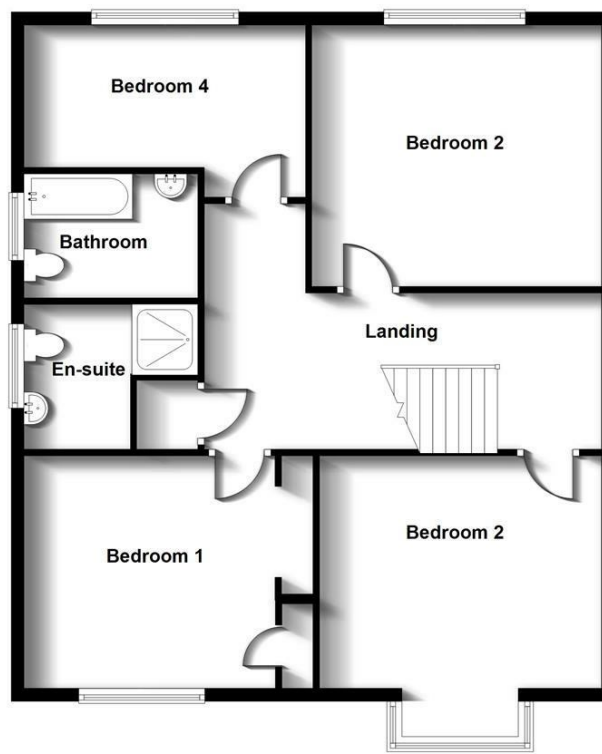
By appointment only through Crowhurst Gale Estate Agents
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Ground Floor



First Floor



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