

Main Street, Rugby, Warwickshire
Price Guide £225,000

crowhurst gale

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**********STAMP DUTY PAID**********

Crowhurst Gale Estate Agents are delighted to offer for sale this three bedroom mid terraced property which is located in the sought after village of Frankton. This delightful house briefly comprises: Entrance Hall, Lounge/Dining Room, Fitted Kitchen, Three Well Proportioned Bedrooms and a Family Bathroom. Outside Are Front and Rear Gardens. This property needs some updating. NO CHAIN.

Contact the office for a viewing today to avoid disappointment.

Location

Frankton is a picturesque rural village approximately six miles south west of Rugby and seven miles from Leamington Spa and has amenities to include a pre-school nursery, village hall, St Nicholas church and The Friendly Inn public house. There are exceptional countryside views with beautiful walks. A bus service connects the village to the surrounding towns and villages and there is convenient commuter access to the M45 and A45 road and motorway networks. The nearest railway station is located in Rugby and operates a mainline intercity service to Birmingham New Street and London Euston within the hour.





Accommodation
The accommodation is set over two floors and can be accessed via two front entrance doors. In brief, the accommodation comprises of an entrance hall with stairs rising to the first floor landing with a door off to a good sized lounge/dining room. The lounge/dining room has windows to the front and rear elevations and a door through to the kitchen/breakfast room. The L-shaped kitchen area has a fitted oven, hob with extractor over, space and plumbing for appliances, storage cupboard and there is a pedestrian door giving access to the rear garden. The kitchen has just had new flooring fitted. To the first floor, the landing has a storage cupboard and doors off to the master bedroom with fitted over stairs storage cupboard and two further well proportioned bedrooms. The part tiled family bathroom is fitted with a three piece white suite to include a panelled bath with shower over and vanity unit with inset wash hand basin and low level w.c. New carpets have just been fitted to the stairs, landing and bedrooms. Outside the property there are gardens to front and rear.

Entrance Hall
3' 9" x 3' 3" (1.14m x 0.99m)

Lounge/Dining Room
18' 9" x 12' 10" (5.71m x 3.91m)

Fitted Kitchen
18' 11" maximum x 10' 8" (5.77m maximum x 3.25m)

Landing
9' 6" x 2' 10" (2.90m x 0.86m)

Bedroom One
12' 11" maximum x 10' 8" maximum (3.94m maximum x 3.25m maximum)

Bedroom Two
13' 8" maximum x 9' 1" maximum (4.17m maximum x 2.77m maximum)

Bedroom Three
10' 8" x 6' 1" (3.25m x 1.85m)

Family Bathroom
8' 6" x 5' 3" (2.59m x 1.60m)

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: C

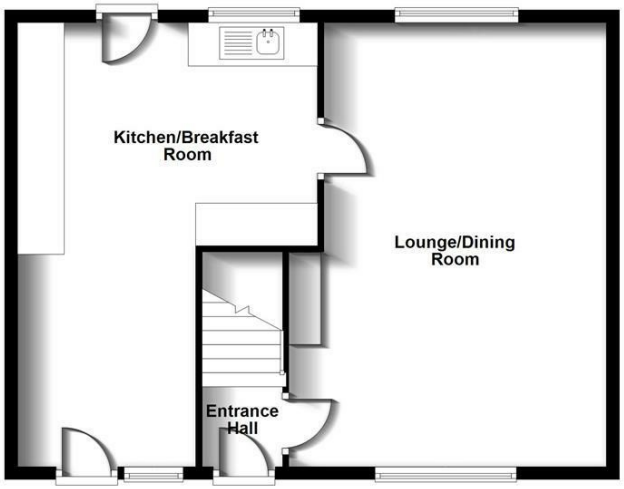
Tenure
Freehold

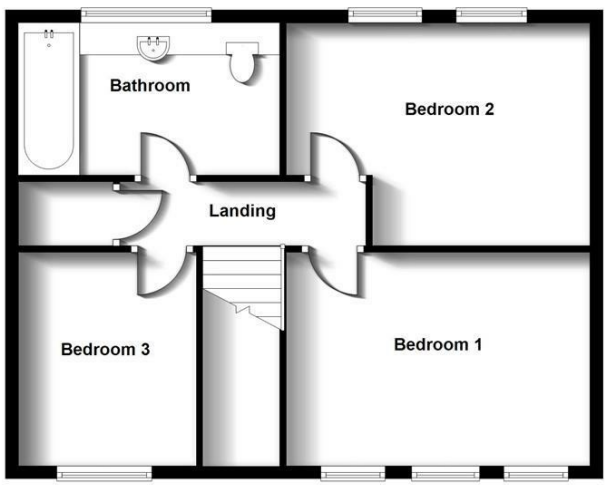
Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266



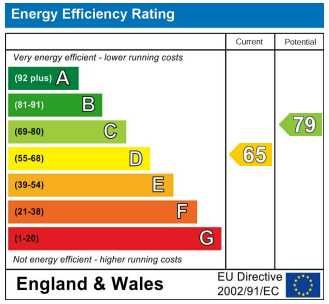


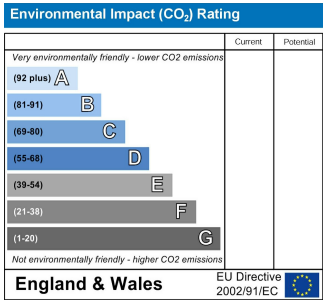












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