



Smiths Orchard, Rugby, Warwickshire
Guide Price £225,000

crowhurst
gale



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Crowhurst Gale are pleased to present this attractive semi detached home situated just off Cambridge Street in a quiet cul de sac location. The property is close to Rugby train station and easy walking distance to the town centre. The property comprises two well proportioned bedrooms, gas central heating, double glazing, downstairs cloakroom, fitted kitchen / Diner and off road parking and gardens. This property would be an ideal first time buy or rental property.

Hallway

Guest WC 3'10" x 5'10" (1.19 x 1.79)

WC and washbasin. Obscure window to front.

Lounge 12'11" x 11'2" (3.94 x 3.41)

Window to front.

Kitchen/Diner 13'11" x 8'9" (4.26 x 2.67)

Fitted kitchen with window and 'French' doors to rear.

Landing

Access to loft.

Bedroom One 14'2" x 9'0" (4.32 x 2.75)

Fitted wardrobes. Window to rear.

Bedroom Two 12'11" x 7'4" (3.95 x 2.25)

Window to front.



Shower Room 7'10" x 6'3" (2.39 x 1.92)

Shower cubical. WC and washbasin. Obscure window to front.

Outside Office/Gym/Workshop 16'11" x 12'11" (5.18 x 3.96)

Power and light connected.

Courtyard Garden

Well stocked rear garden with side access to the front of the property.

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: B

Tenure

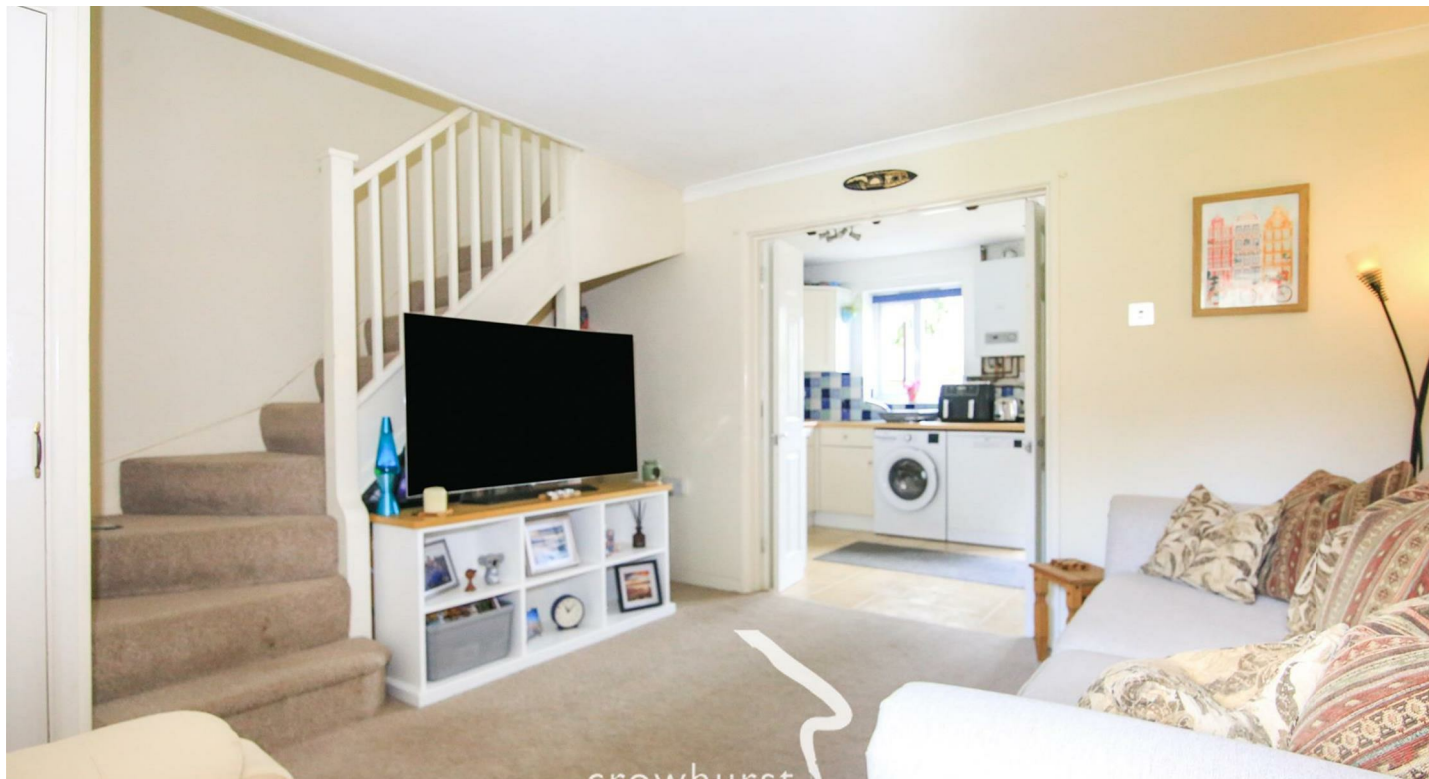
Freehold

Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266

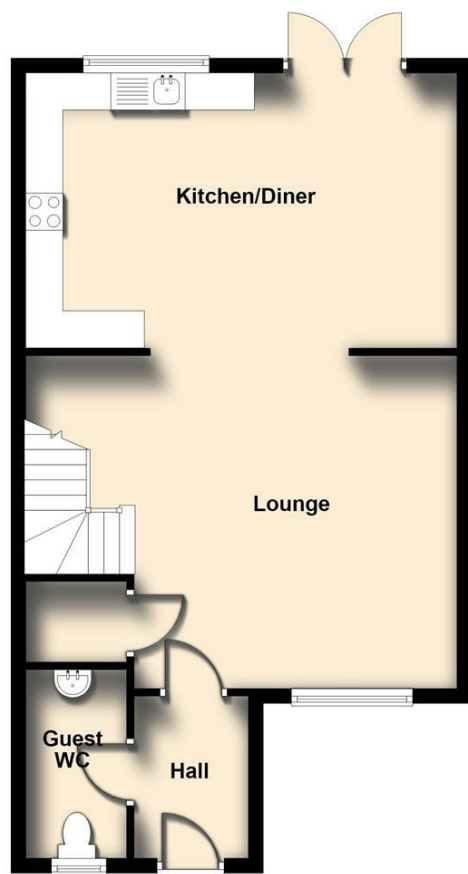
Frontage

Lawned area and two parking spaces.

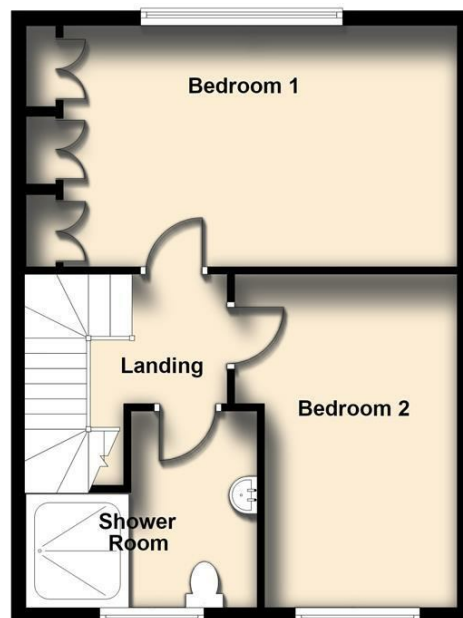




Ground Floor



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	

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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