Barton Road, Rugby, Warwickshire
Guide Price £445,000

crowhurst gale

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Crowhurst Gale Estate Agents are delighted to present to market this greatly extended detached house located in the sought after area of Bilton, Rugby. The property is located in the very popular Barton Road which is ideally situated for excellent schooling for all ages, local amenities and Rugby Train Station in Rugby town centre. The property briefly comprises: Entrance Hall, Lounge/Dining Room, Kitchen/Breakfast, Ground Floor WC to the ground floor and Four well proportioned bedrooms, Family Bathroom and Ensuite to the first floor. Outside there is a beautiful rear garden, a garage and parking for several vehicles.

Frontage
Parking leading to the garage. Lawned area with border.

Entrance Hallway
Stairs raising to first floor. Doors to:

Ground Floor WC
WC and wash hand basin.

Lounge/Dining Room 26'10" x 11'11" (8.19 x 3.65)
Feature gas fireplace. 'French doors' leading to rear patio and garden. Window to front aspect.

Kitchen/Breakfast

Kitchen Area 15'3" x 10'2" (4.66 x 3.12)
Fitted kitchen with a range of base and wall units. Integral gas hob, extractor fan, Electric oven and grill and dishwasher. Window and door leading to rear garden.

Dining Area 14'10" x 8'11" (4.54 x 2.74)
Window to front aspect.

First Floor Landing
Window to rear aspect. Access to loft. Doors leading to:

Bedroom One 11'10" x 13'3" (3.63 x 4.04)
Window to rear aspect. Fitted wardrobes. Door to en-suite:

En-Suite Shower
Large shower enclosure. WC and wash hand basin. Heated towel rail.

Bedroom Two 9'3" x 9'10" (2.82 x 3.00)
Window to rear aspect.

Bedroom Three 15'5" x 7'11" (4.70 x 2.42)
Window to side aspect. Fitted wardrobes.

Bedroom Four 10'2" x 8'11" (3.11 x 2.73)
Window to front aspect.

Bathroom
Corner bath with shower off taps. WC wash hand basin. Window to side aspect.

Rear Garden
Beautifully well kept, well stocked garden with patio area and potting shed. Access is gained via the side of the property.

Garage/Workshop 31'2" x 9'7" (9.50 x 2.93)
Single garage with power and light connected.

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.

Local Authority
Rugby Borough Council

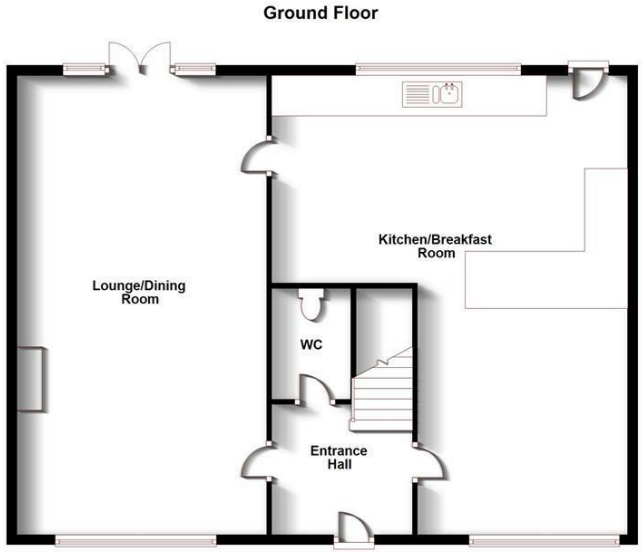
Mortgage Services
Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

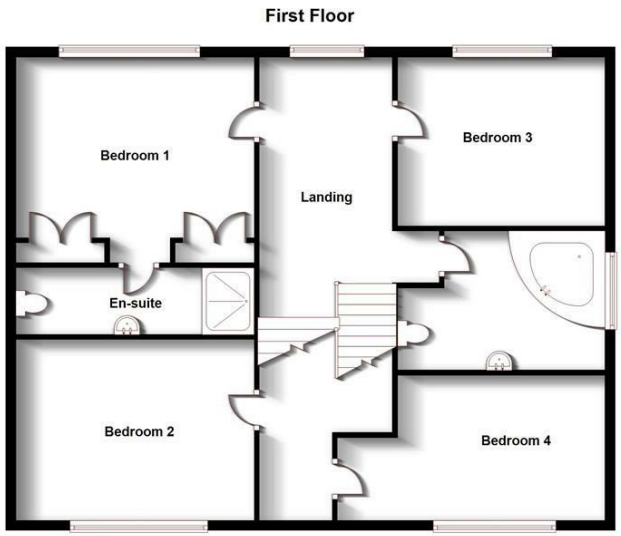
Conveyancing Services
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

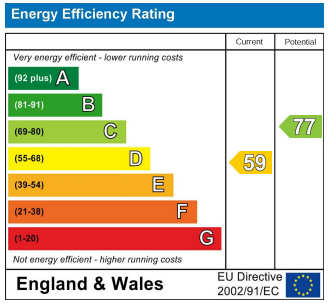
Tenure
Freehold

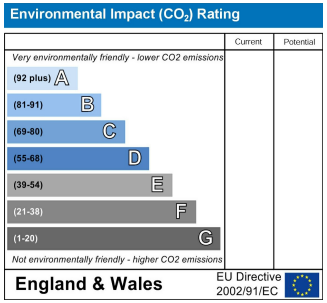
Tax Band
Tax Band: D

Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266









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