

Shakespeare Gardens, Rugby, Warwickshire
Price Guide £315,000

crowhurst gale

Shakespeare Gardens, Rugby, Warwickshire

Crowhurst Gale Estate Agents are pleased to present this beautiful three bedroom semi detached property located in the sought after area of Shakespeare Gardens, Rugby. In brief the property comprises: entrance hall, lounge with bow window, dining room with sun room extension, kitchen, utility and WC to the ground floor. To the first floor there are three bedrooms, bath and shower room The property further benefits from double glazing, gas central heating, large rear garden, off road parking and a garage. This property is offered with NO CHAIN.

Frontage
Block paved parking area.

Entrance Hall

Lounge 13'7" x 12'7" (4.15 x 3.84)
Bow window to front aspect.

Dining Room With Sun Room Extension

Dining Area 9'7" x 10'2" (2.93 x 3.10)
Through-fare to:

Sun Room 9'7" x 11'9" (2.94 x 3.59)
Windows to rear and side aspects overlooking the rear garden. Door to outside.

Kitchen 10'0" x 9'10" (3.06 x 3.00)
Fitted kitchen with built in appliances. Window to rear aspect.





Utility Room 7'11" x 5'8" (2.42 x 1.74)
Wall mounted gas boiler(approximately 3 years old). Door to outside rear.

WC

Garage 16'9" x 7'10" (5.11 x 2.39)

Landing
Access to loft (loft ladder and part loose boarded)
Doors to:

Bedroom One 11'1" x 12'6" (3.40 x 3.83)
Built in wardrobes. Window to front aspect.

Bedroom Two 11'2" x 10'4" (3.41 x 3.16)
Built in wardrobes. Window to rear aspect.

Bedroom Three 8'5" x 8'7" (2.57 x 2.63)
Built in cupboard and wardrobe. Window to front aspect.

Bathroom 5'10" x 8'5" (1.80 x 2.57)
Bath and separate shower. WC and wash basin. Window to rear.

Rear Garden
Landscaped patio area with steps ascending to a large garden which is mainly laid to lawn with mature shrub beds and various trees. Two sheds, two summer houses and a greenhouse.

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.

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.

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.

Tax Band
Tax Band:C



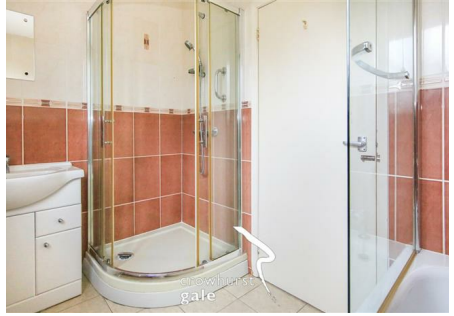




Tenure
Freehold

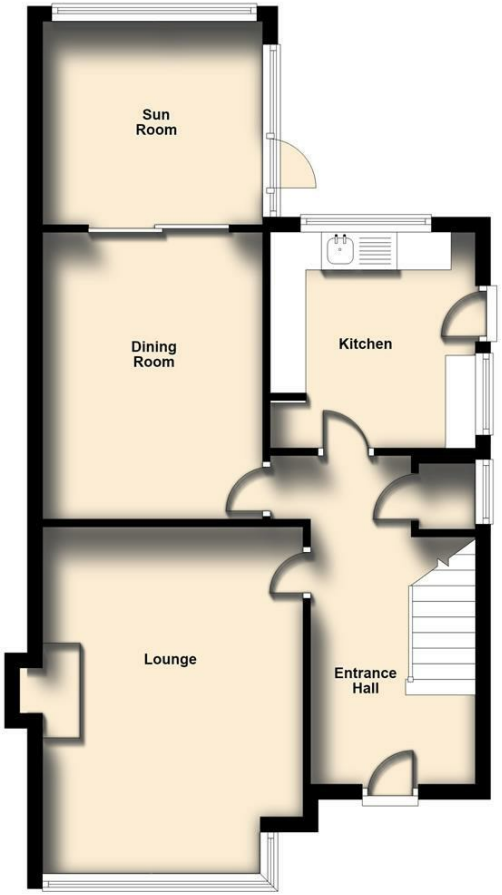
Local Authority
Rugby Borough Council

Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266

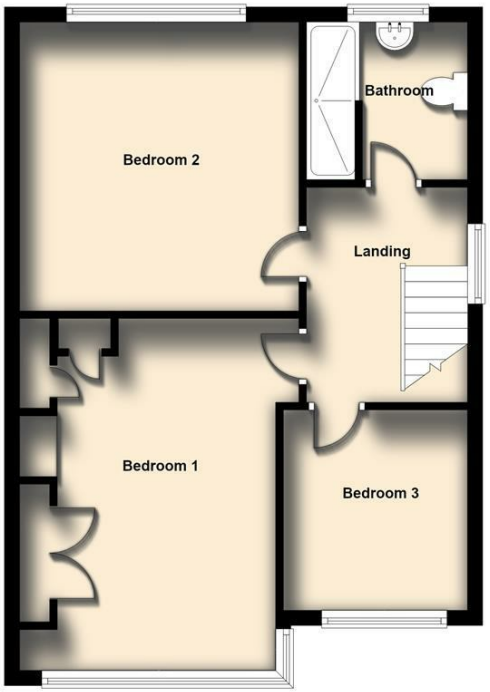





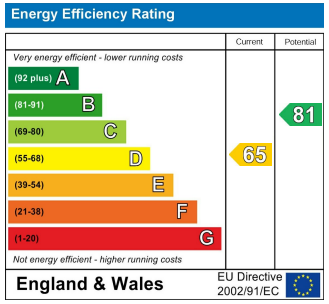

Ground Floor

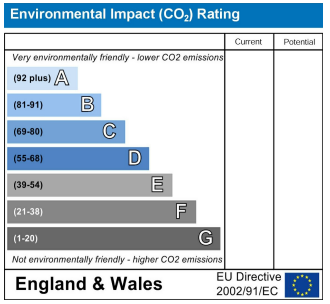


First Floor









31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ
Tel: 01788 522 266
property@crowhurst-gale.co.uk
www.crowhurst-gale.co.uk