

Southfield Road, Rugby, Warwickshire
Offers Over £235,000

crowhurst gale

Southfield Road, Rugby, Warwickshire

Crowhurst Gale Estate Agents are delighted to offer for sale this extended two bedroom property.
This superb family home is convenient for a range of amenities to include a parade of shops, excellent local schooling for all ages, Rugby`s Leisure Centre and recreational facilities at Whitehall Park. Rugby Town Centre is only a short walk away. In brief, the accommodation comprises of an entrance hall, lounge, extended kitchen/dining room. To the first floor there are two bedrooms. The property also benefits from a first floor bathroom. The property benefits from gas fired central heating to radiators and double glazing. Externally, to the front of the property there is a driveway providing ample off road parking. The rear garden is well stocked and has access to a single garage.

Frontage
Gravel parking area.

Entrance Hall
Cupboard housing gas boiler.

Lounge 14'10" x 13'6" (4.53 x 4.14)
Bay window to front aspect.

Dining Room 11'3" x 7'10" (3.45 x 2.39)
Under stairs cupboard.

Kitchen 10'5" x (3.18 x)

Utility Room 5'8" x 9'6" (1.74 x 2.92)
Shower with flooring. Space for white goods. Door to outside.





Bedroom One 12'4" x 9'4" (3.77 x 2.86)
Window to front aspect.

Bedroom Two 9'1" x 11'1" (2.77 x 3.38)

Bathroom 5'7" x 5'1" (1.71 x 1.56)

Garage
Single garage

Rear Garden
Well stocked garden with patio area.

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.

Tax Band
Tax Band: B

Local Authority
Rugby Borough Council

Tenure
Freehold

Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266





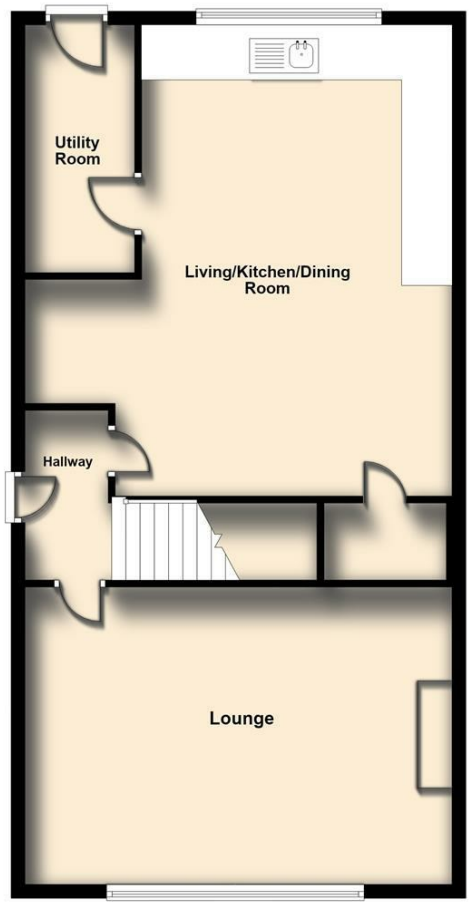




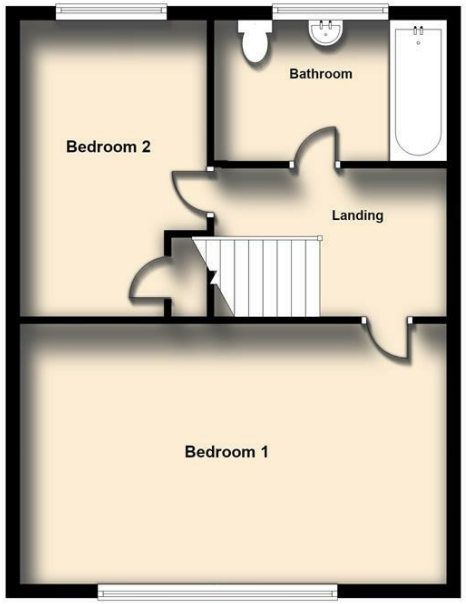




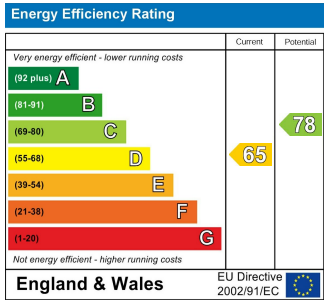
Ground Floor

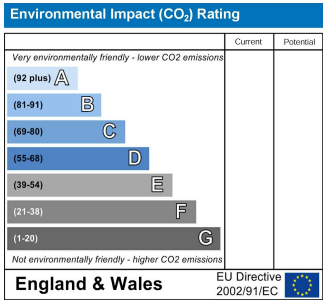


First Floor









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