Gilbert Avenue, Rugby, Warwickshire
30% Shared ownership £75,000

crowhurst gale

Gilbert Avenue, Rugby, Warwickshire

OPEN HOUSE ON THURSDAY 3RD OF SEPTEMBER. PLEASE CALL FOR TIMES!
********** 30% shared ownership **********
Crowhurst Gale are pleased to present this excellent three bedroom property set over three floors. Exceptionally well located within walking distance of local schools, amenities and bus routes. This beautiful property comprises; lounge, kitchen/dining room, cloakroom, three well proportioned bedrooms, family bathroom, a patio and parking for two cars. NO ONWARD CHAIN.
Early internal inspection is recommended.

Entrance Hall
Stairs to first floor.

Lounge 10'5" x 15'3" (3.19 x 4.65)
Window to front aspect.

Kitchen / Dining Room 13'2" x 12'0" (4.03 x 3.66)
Fitted kitchen with window and doors to rear garden.

Ground Floor WC

First Floor Landing
Doors to rooms and stairs to Second Floor.

Bedroom Two 13'2" 9'11" (4.03 3.04)
Window to rear aspect.

Bedroom Three 6'7" x 8'11" (2.01 x 2.72)
Window to front aspect.

Bathroom 6'6" x 6'3" (2.00 x 1.93)
Fitted bathroom suite

Second Floor Landing
Storage cupboard. Door to:

Principal Bedroom 10'2" x 19'3" including en-suite (3.11 x 5.89 including en-suite)
Principal bedroom with En-suite with WC and wash basin. Window to front aspect.

Rear Patio Area

Parking Area To Side

Rental Agreement
Rental for 70% is £477.40 per calendar month, payable to Southern Housing

LOCATION
The property is ideally located for local shops, railway station, retail parks, college and schooling. Rugby offers an extensive range of shopping facilities within a short distance including The Clock Towers shopping centre and Elliotts Field Retail park. Rugby also has a main line train station where Virgin trains convey London commuters to Euston in less than 50 minutes. From Rugby there is easy access to the extensive motorway networks surrounding Warwickshire including the A5, A14, M1 and the M6. The property is a 10 minute walk to the station. There is also an impressive range of state and private schooling available in Rugby and the surrounding area including Bilton Grange, Lawrence Sheriff, Rugby High School, Princethorpe College, and the world-renowned Rugby School.

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

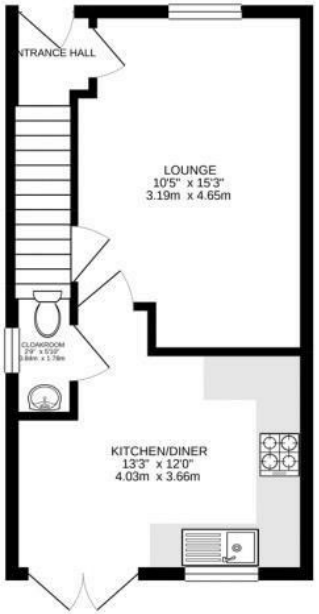
Tax Band
Tax Band: C

Tenure
Leasehold

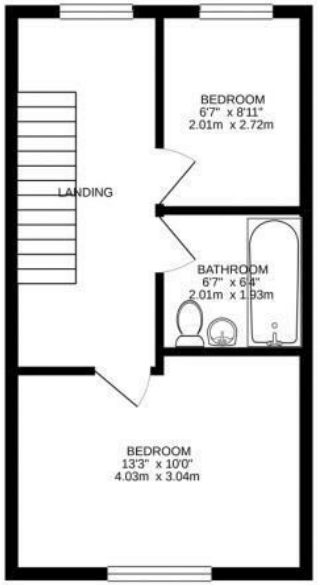
Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266

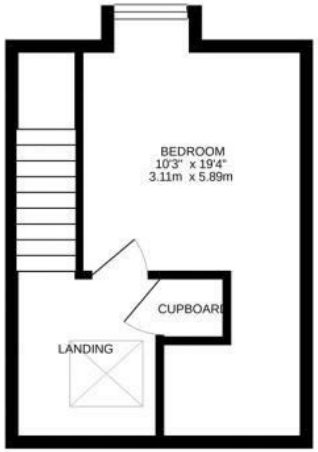
GROUND FLOOR 334 sq. ft.
(31.0 sq. m.)



1ST FLOOR 334 sq. ft.
(31.0 sq. m.)



2ND FLOOR 241 sq. ft.
(22.4 sq. m.)



TOTAL FLOOR AREA : 908 sq. ft. (84.4 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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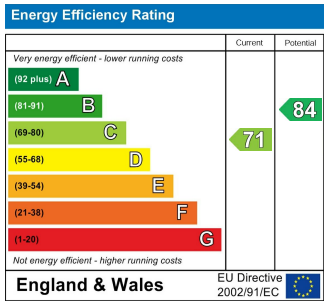

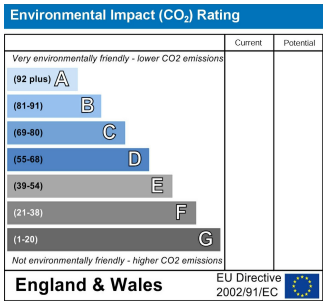

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