



**Berrybanks, Rugby, Warwickshire**  
**Price Guide £340,000**

crowhurst  
gale



# Berrybanks, Rugby, Warwickshire

Crowhurst Gale are delighted to offer this stunning three bedroom town house, situated within the popular residential area of Bilton, Rugby. The property has landscaped front and rear gardens, single garage with off road parking and internally offers good accommodation across three floors, briefly comprises of kitchen, ground floor WC, lounge, dining room, three bedrooms, family bathroom and en-suite to the principal bedroom.

## Frontage

Paved pathway leading to the side and rear of the property.

## Entrance Hall

Stairs to first floor. Doors to:

## Ground Floor WC

**Kitchen 11'10" x 7'10" (3.63 x 2.41)**  
Fitted kitchen with built in appliances.

## Open Plan Lounge/Dining Room

**Lounge 14'10" x 15'0" (4.53 x 4.58)**  
Electric fireplace.

**Dining Room 8'6" x 14'4" (2.61 x 4.38)**

Two Velux windows. French doors leading rear garden.



### First Floor Landing

Door and stairs to Principal Bedroom Suite. Doors to:

### Bedroom Three 9'10" x 7'10" (3.00 x 2.39)

Window to front aspect.

### Bedroom Two 11'1" x 15'1" (3.40 x 4.61)

Window to rear aspect.

### Bathroom 6'11" x 5'10" (2.13 x 1.80)

Panelled bath with shower fitted over. WC and washbasin. Window to side aspect.

### Principal Bedroom Suite 15'1" x 14'11" (4.60 x 4.57 )

Door leading from the first floor landing into hallway. Stairs raising to bedroom and en-suite.

### Rear Garden

### Garage

Single Garage

### 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

### Tenure

Freehold



### Tax Band

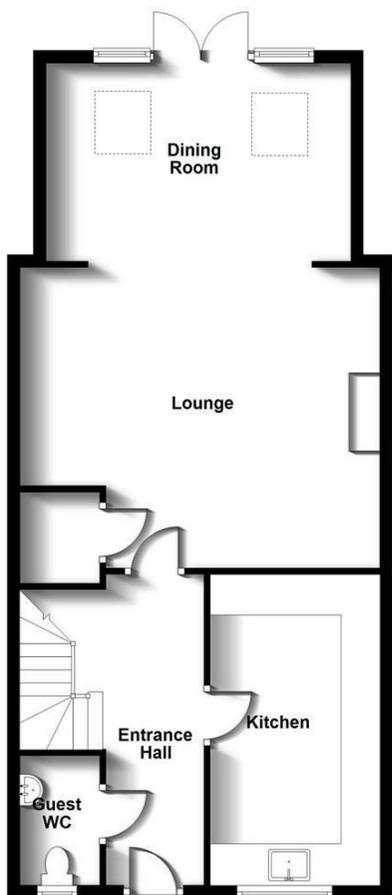
Tax Band: C

### Viewing

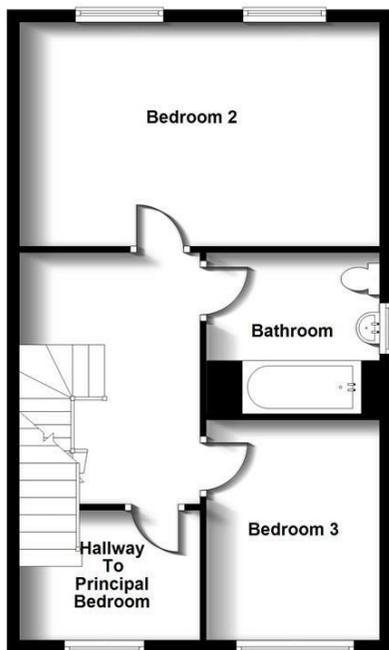
By appointment only through Crowhurst Gale Estate Agents  
01788 522266



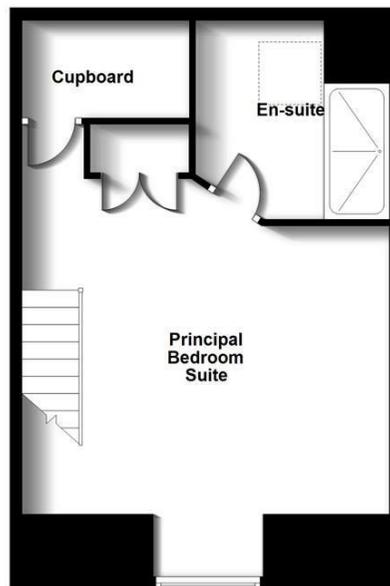
**Ground Floor**



**First Floor**



**Second 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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