



Village Mews, Rugby, Warwickshire
Guide Price £199,750

crowhurst
gale



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Crowhurst Gale are delighted to offer to the market this modern, well presented two bedroom terrace property located in the village of Bilton, which offers a wide range of local amenities, and is within easy reach of Rugby Town Centre. In brief, the property comprises: Entrance hallway, lounge with feature fireplace, conservatory and modern kitchen with built in oven and hob. To the first floor there are two bedrooms, and shower room. There is also electric heating and double glazing throughout the property. Externally the property boasts an easy maintenance, well stocked, rear garden with a shed. There is private parking to the front of the property. NO CHAIN

Entrance Hall

Storage Cupboard. Stairs to first floor. Doors to:

Kitchen 7'8" x 8'5" (2.35 x 2.59)

Fitted kitchen with window to front.

Lounge 14'5" x 12'6" (4.40 x 3.83)

Conservatory / Sun Room 9'0" x 9'6" (2.75 x 2.91)

Double glazed conservatory with solid fibre-glass roof.

First Floor Landing

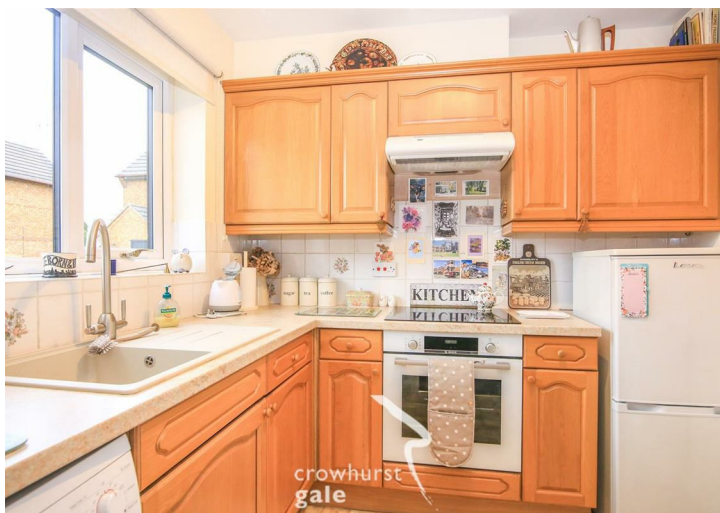
Cupboard housing hot water cylinder. Doors to:

Bedroom 8'0" x 8'10" (2.46 x 2.71)

Window to front. Storage cupboard.

Bedroom 11'9" x 8'2" (3.59 x 2.49)

Window to rear.



Shower Room 5'10" x 6'1" (1.80 x 1.87)

Shower enclosure, WC and washbasin. Obscure window to front.

Rear Garden

Well stocked, low maintenance garden with raised beds, gravelled area and garden shed.

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: B

Tenure

Freehold

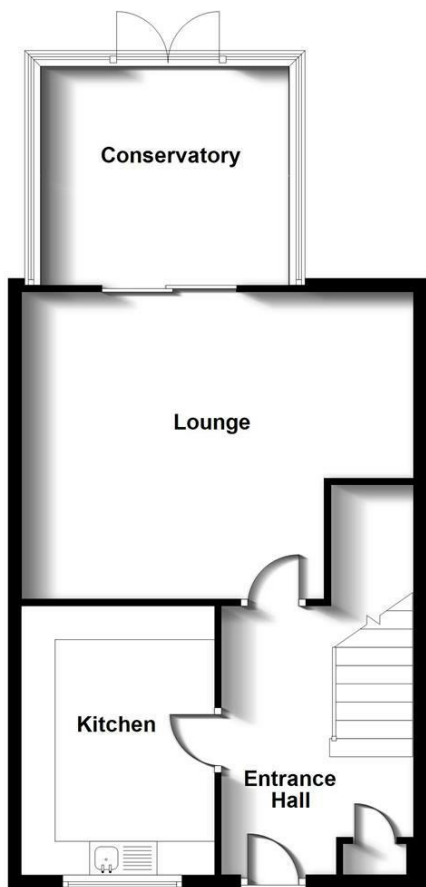
Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266

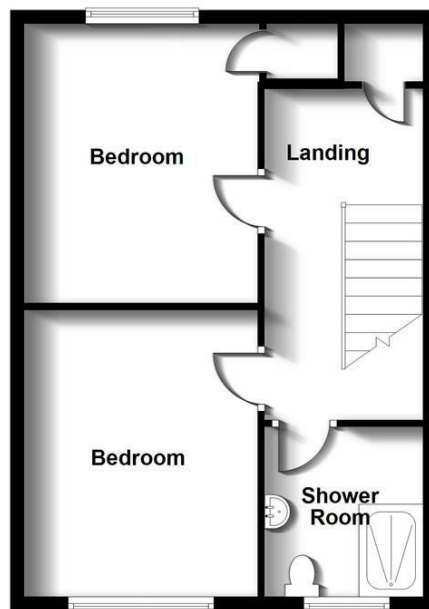




Ground Floor



First 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		
England & Wales	EU Directive 2002/91/EC	

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

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