



School Street, Rugby, Warwickshire
Guide Price £375,000



School Street, Rugby, Warwickshire

Crowhurst Gale Estate Agents are pleased to present this detached property in the sought after village of Dunchurch. In the village there is schooling for nursery and primary age groups with secondary schooling in the nearby Bilton area of Rugby. There is also a range of shops and stores plus a collection of restaurants and public houses. This well designed house briefly comprises: entrance hall, lounge/dining room, kitchen/breakfast, utility and WC to the ground floor. Four bedrooms and a family bathroom to the first floor. The property further benefits from double glazing, gas central heating, front and rear gardens, parking and an integral single garage.

Entrance Porch

Entrance Hall

Lounge/Dining Room 22'10" x 11'7" (6.97 x 3.55)

Bay window to front aspect. Patio door to rear.

Kitchen 12'11" x 8'3" (3.96 x 2.53)

Fitted kitchen. Window to rear aspect.

Rear Porch

First Floor Landing

Bedroom One 11'9" x 8'3" (3.60 x 2.52)

Window to front aspect.

Bedroom Two 10'6" x 9'11" (3.21 x 3.04)

Window to front aspect.



Bedroom Three 10'4" x 6'8" (3.17 x 2.04)

Window to rear aspect.

Bedroom Four 8'7" x 7'10" (2.64 x 2.39)

Window to rear aspect.

Bathroom 8'1" x 5'6" (2.48 x 1.69)

Bath plus separate shower enclosure.

Rear Garden

Well stocked rear garden.

Integral Garage 17'5" x 7'9" (5.31 x 2.37)**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

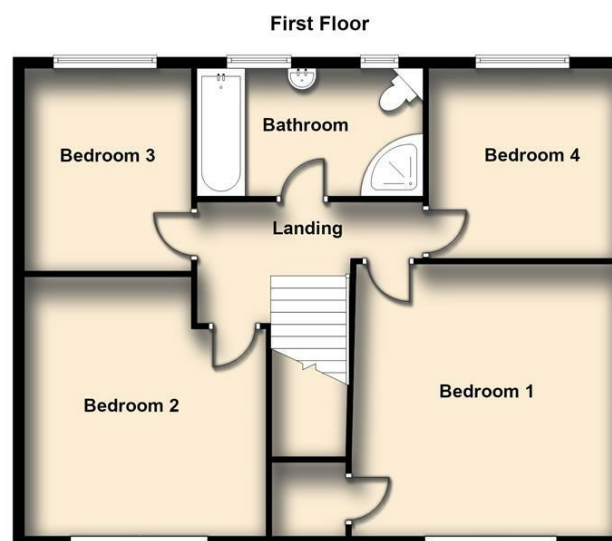
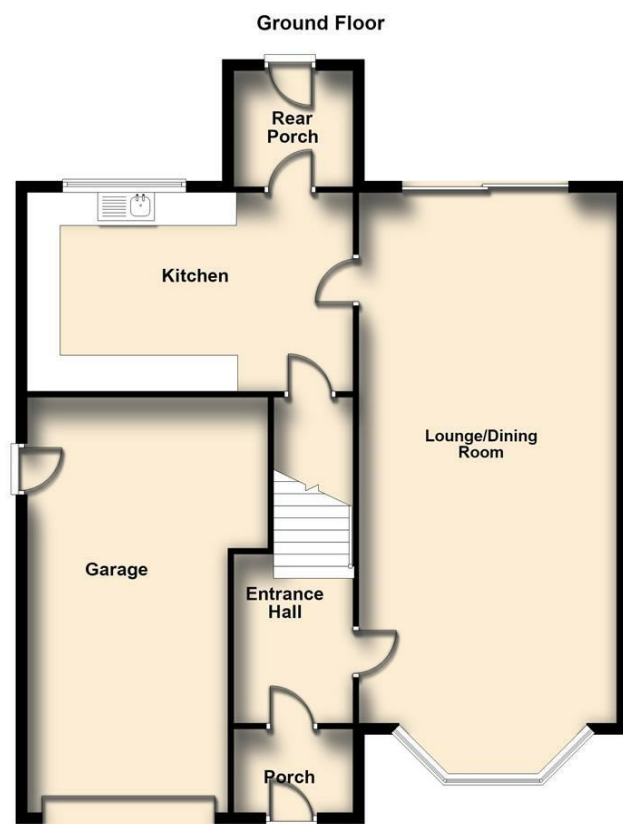
Tax Band

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Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266





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	83

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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