



91, GLEBE CRESCENT

Offers Over £260,000 Freehold

NEW BILTON
RUGBY
WARWICKSHIRE
CV21 2HQ



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom semi detached property located in the popular residential area of New Bilton, Rugby. The property is of standard brick built construction with a tiled roof and has all mains services connected. The property benefits from having approved planning permission for a single storey extension to the side and rear. Plans can be seen online R25/0266 and are valid for three years. This would offer potential to create a bedroom to the side with en-suite facilities and lounge/dining area to the rear:

There are a range of amenities available within the immediate area to include a parade of shops and stores, public house, recreational park and bus routes to all areas.

Rugby railway station operates an intercity mainline service to London Euston and Birmingham New Street within the hour and there is convenient commuter access to the surrounding Midland motorway and road networks,

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and a lounge (currently used as a bedroom with fitted wardrobes). The open plan kitchen/dining room has a fitted oven with four ring hob with extractor over; integrated fridge/freezer and space and plumbing for an automatic washing machine and dishwasher. There are French doors off the dining area which open onto the rear garden.

To the first floor; there are three well proportioned bedrooms and a fully tiled family shower room, fitted with a three piece white suite to include a shower enclosure, vanity unit with wash hand basin and low level w.c.

The property benefits from Upvc double glazing and gas fired central heating to radiators via a combination boiler locate in the master bedroom.

Externally, to the front is a slate chipped area and a block paved driveway to the side, providing off road parking and leading to the detached garage. The garage has a newly fitted electric roller door and benefits from power and lighting connected, supplied from the property. The good sized and enclosed westerly facing rear garden is predominantly laid to lawn with a paved patio area with wooden pergola to the immediate rear. To the far end of the garden is a bar/lounge area which provides an excellent social space and is glazed to two sides with power and lighting connected, supplied from the property.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 66 m² (710 ft²).

AGENTS NOTES

Council Tax Band 'B';
Estimated Rental Value: £1200 pcm approx.
What3Words: ///resort.gallons.twins

MORTGAGE & LEGAL ADVICE


As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Three Bedroom Semi Detached Property in Popular Residential Location**
- **Valid Planning Permission for Rear and Side Single Storey Extension R25/0266**
- **Lounge and Open Plan Kitchen/Dining Room with Oven and Hob**
- **First Floor Family Shower Room with Three Piece White Suite**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden with Bar/Lounge Area**
- **Off Road Parking and Garage**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	69	84
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, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

Ground Floor

Entrance Hall

5' 10" x 3' 0" (1.78m x 0.91m)

Lounge

14' 11" into wardrobe x 10' 5" (4.55m into wardrobe x 3.17m)

Open Plan Kitchen/Dining Room

17' 7" maximum x 11' 5" maximum (5.36m maximum x 3.48m maximum)

First Floor

Landing

9' 3" x 5' 7" (2.82m x 1.70m)

Bedroom One

12' 8" to wardrobes x 10' 6" (3.86m to wardrobes x 3.20m)

Bedroom Two

8' 1" x 8' 1" (2.46m x 2.46m)

Bedroom Three

8' 1" x 6' 6" (2.46m x 1.98m)

Family Shower Room

5' 5" x 5' 5" (1.65m x 1.65m)

Externally

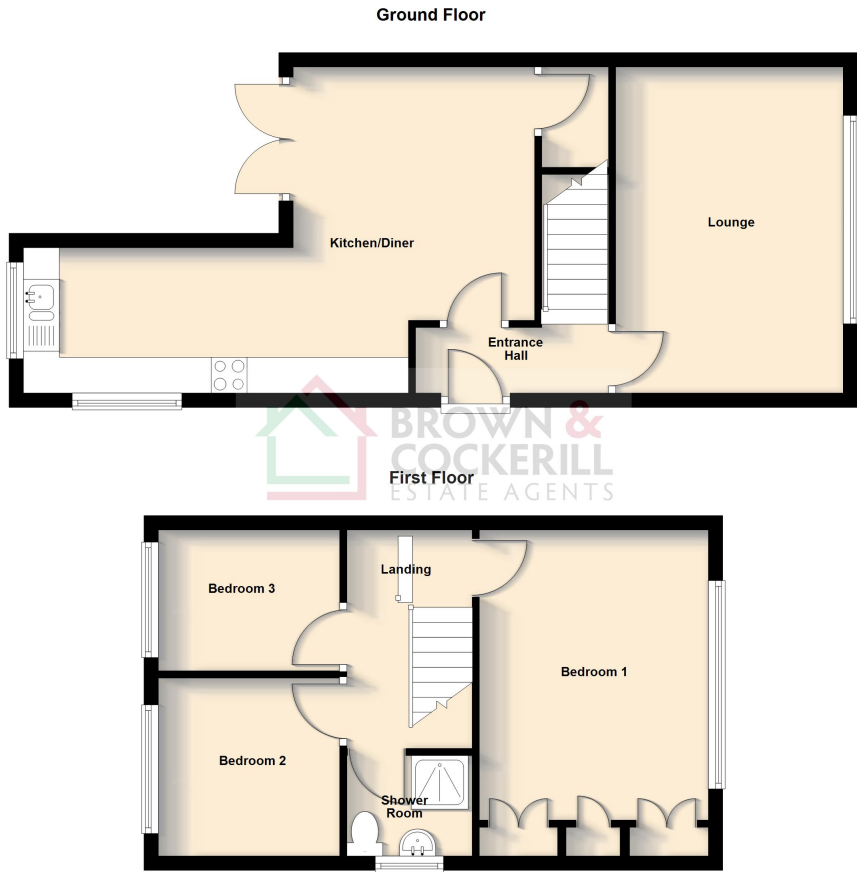
Garden Bar/Lounge Area

11' 4" x 11' 3" (3.45m x 3.43m)

Garage

18' 0" x 8' 10" (5.49m x 2.69m)

FLOOR PLAN



IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.