





Crabb Curtis

135 Rugby Road
Cubbington | CV32 7JJ

Offers Over: £375,000





135 Rugby Road comprises in further detail
The property is set back from the road and is approached via a paved driveway with lawn fore garden to side with planted borders, leading to the garage and main entrance door opening to:

Porch
Ceiling light point, obscured windows to front aspect, tiled flooring and door leading to:

Living Room
Ceiling light point, large window to front aspect, window to side aspect, coving, radiator, feature brick surround gas fireplace, stairs leading to the first floor accommodation and doors to:

Dining Room
Sliding patio doors to rear aspect leading to rear garden, ceiling light point and radiator.

Kitchen
Window to the rear aspect, ceiling light point with fluorescent tube, partially tiled walls and tiled flooring. The fitted kitchen comprises a range of wall, drawer and base units with work surfaces over, inset one-and-a-half bowl stainless steel sink with mixer tap, space for a freestanding cooker with extractor hood over, space and plumbing for a dishwasher, and space for a freestanding fridge freezer.

Utility Room
Obscured glass window to the rear aspect providing access to a useful storage area, ceiling light point with fluorescent tube, and a range of base and wall units with worktop over, under-counter space and plumbing for a washing machine and tumble dryer. Door providing access to the rear garden, garage and downstairs WC.

W.C.
Obscured glass window to side aspect, ceiling light point, radiator and a suite comprising of: low-level flush w.c. and wash hand basin.

First Floor Accommodation
Stairs lead from the Living Room to:

Landing
Window to side aspect, ceiling light point, access to loft hatch, smoke alarm, airing cupboard, further storage cupboard and doors to:

Bedroom One
Window to front aspect, ceiling light point and radiator.

Bedroom Two
Window to rear aspect, ceiling light point, radiator and a range of built in wardrobes/drawer units.

Bedroom Three
Window to front aspect, ceiling light point and radiator.

Family Bathroom
Obscured glass windows to rear aspect, ceiling light point and fully tiled walls. Suite comprising of low-level flush W.C., vanity wash hand basin with mixer tap over, and walk-in wet room style shower area with wall-mounted shower.

Outside

Rear Garden
The rear garden is accessed via both the dining room and utility room, with a decking seating area leading onto a paved patio and lawned garden. The garden is enclosed by planted hedgerow borders and features raised flower beds. The lawn extends to the rear of the garden, where there is a garden room and greenhouse.

Garage
Pedestrian opening doors to the front aspect, with ceiling light point and electric power points.

Council Tax
The vendor has informed us that the property is located within Warwick District Council and is Band D.

Tenure
The vendor informs Crabb Curtis that the property is freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their solicitor or surveyor prior to committing to purchase the property.

Fixtures & Fittings
Only those items expressly mentioned in the sales particulars will be included in the sales price.

Services
Crabb Curtis understands from the vendor that all mains drains, gas, electricity and water are connected to the property, but have not obtained verification of this. Any interested party should obtain verification of this information via their solicitor or surveyor prior to committing to the purchase of the property.

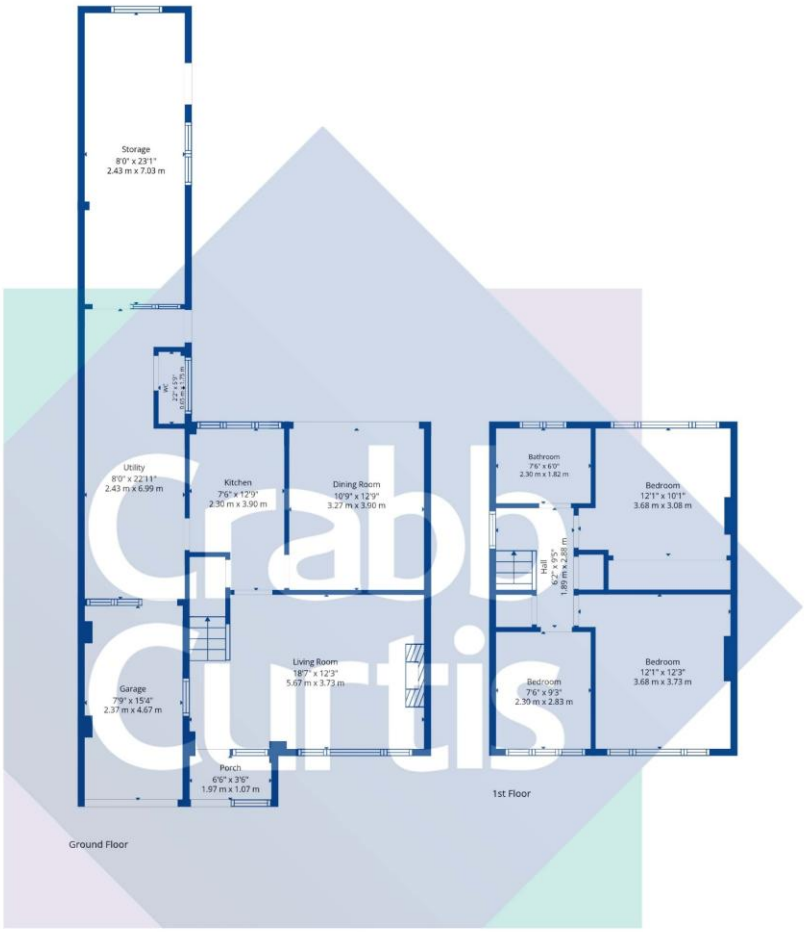
Referral Fees
We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

General Information
These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained.
The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

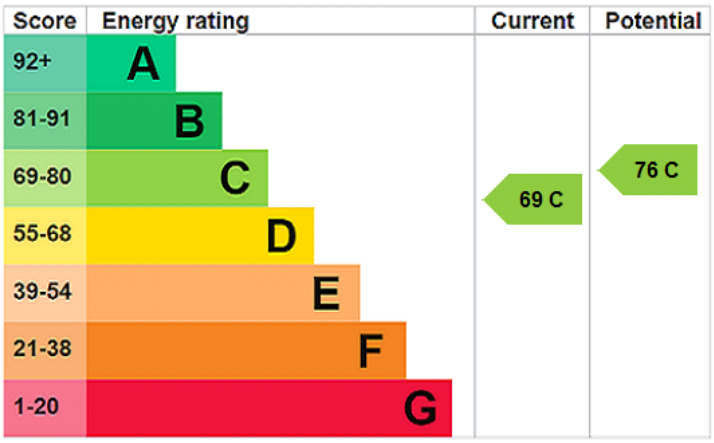






Total: 963 sq. Ft, 90 m2
Ground Floor: 492 sq. Ft, 46 M2, 1st Floor: 471 sq. Ft, 44 m2
Excluded Areas: Garage: 120 sq. Ft, 11 M2, Utility: 170 sq. Ft, 16 M2, Porch: 23 sq. Ft, 2 M2,
Storage: 184 sq. Ft, 17 M2, Walls: 148 sq. Ft, 14 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Viewings:
Viewing by appointment through Crabb Curtis

Office opening times:
Monday – Friday 9.00am – 5.30pm
Saturdays 9.00am – 3.00pm

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.