



EDWARD KNIGHT
ESTATE AGENTS

20 GLEBE CRESCENT, RUGBY, CV21 2HG

£195,000





ENTRANCE HALL

uPVC double glazed opaque door to front aspect. Radiator. Stairs rising to the first floor. Doors onto further accommodation.

GUEST WC

Low level WC. Wash hand basin. Heated towel rail. Extractor fan. uPVC double glazed opaque window to side aspect.

LOUNGE

11' 3" x 14' 11" (3.43m x 4.55m)
uPVC double glazed window to front aspect. Television and telephone points. Radiator. Multi-fuel burner with feature fireplace.

DINING ROOM

13' 5" max x 14' 11" max (4.09m x 4.55m)
uPVC double glazed window to rear aspect. Radiator. Under stairs storage cupboard



KITCHEN

L shaped kitchen - 10' 4" max x 11' 2"
(3.15m x 3.4m)

Wall and base units with work surfaces over. Stainless steel sink and drainer unit with a mixer tap. Integrated gas hob with cooker hood above. Integrated electric oven. Integrated dishwasher. Integrated under counter fridge and freezer. Space for a washing machine. Tiling to the splash backs. uPVC double glazed windows to side and rear aspects and opaque door to the side aspect.

FIRST FLOOR LANDING

Loft access. Doors onto bedrooms and bathroom.

BEDROOM ONE

11' 3" x 15' (3.43m x 4.57m)

uPVC double glazed window to front aspect. Radiator. Feature fireplace.

BEDROOM TWO

13' 3" max x 9' (4.04m x 2.74m)

uPVC double glazed window to rear aspect. Radiator. Built in storage cupboard.



BATHROOM

Panelled bath with electric powered shower over. Wash hand basin. Low level WC. Heated towel rail. Extractor fan. Partly tiled walls. Storage area. uPVC double glazed opaque window to rear aspect.







FRONT GARDEN

Low maintenance driveway with parking for two cars.

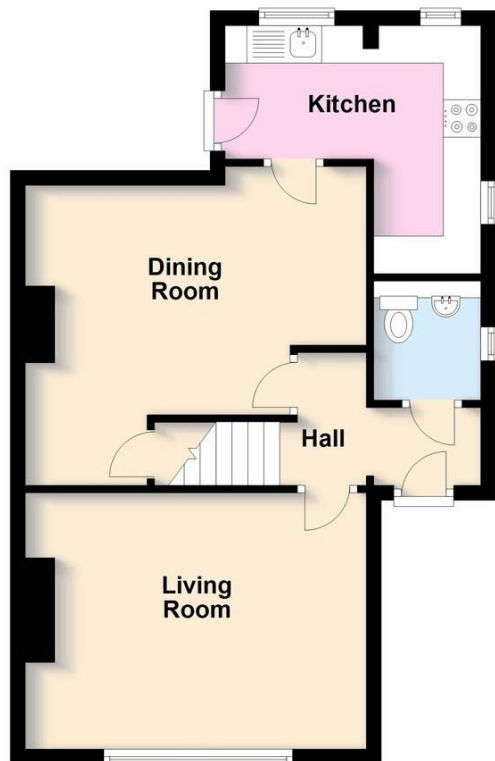
REAR GARDEN

Patio area. Lawned area. Raised flower beds housing plants and shrubs. Timber fencing surrounds. Timber built shed. Gated access to the side.



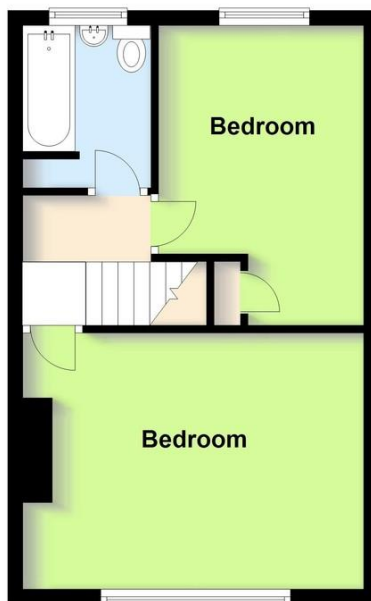
Ground Floor

Approx. 47.5 sq. metres (511.5 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.2 sq. feet)



Total area: approx. 81.8 sq. metres (880.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

