



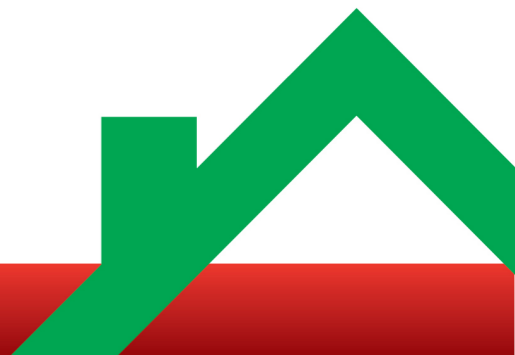
117 MCKINNELL CRESCENT Offers Over £260,000 Freehold

HILLMORTON
RUGBY
WARWICKSHIRE
CV21 4AX



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom semi detached bungalow with a garage which is of standard brick built construction with a tiled roof and situated in the sought after residential location of Hillmorton, Rugby.

There are a range of amenities available within the area to include a parade of shops and stores, public houses, hot food take away outlets and rural walks through the surrounding countryside and along the canal. There is excellent local schooling, churches of several denominations and bus routes to Rugby town centre.

Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour and there is easy commuter access to the M1, M6, A5 and A14 road and motorway networks.

In brief, the accommodation comprises of an entrance hall with doors off to a lounge with feature fireplace and bay widow, fitted kitchen with door opening onto the rear garden, two well proportioned bedrooms and a shower room fitted with a double shower cubicle, wash hand basin and low level w.c.

The property benefits from Upvc double glazing, gas fired central heating to radiators and all mains services are connected.

Externally, to the front of the property is a block paved driveway providing ample off road parking and leading to the garage with an up and over door and power and lighting connected. The enclosed rear garden has a paved patio to the immediate rear with steps up to a lawned area and further patio edged with timber sleepers. There is a brick built store with pedestrian door, greenhouse, garden shed and external water connection.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 55 m² (592 ft²).

AGENTS NOTES

Council Tax Band 'B'.
Estimated Rental Value: £1000 pcm approx.
What3Words: ///zoom.youth.apple

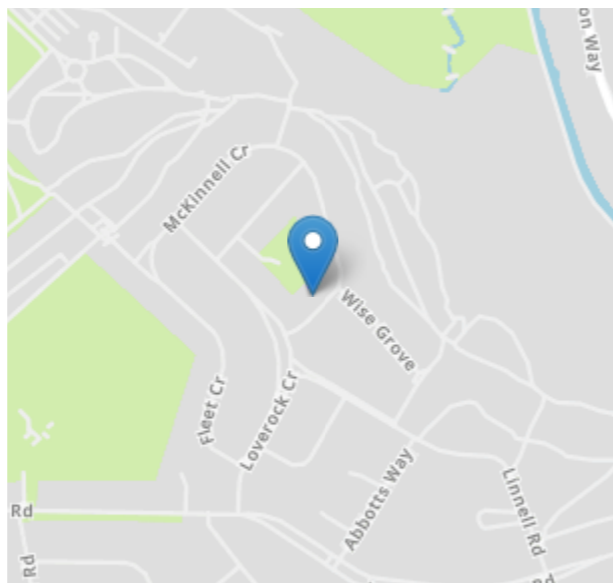
MORTGAGE & LEGAL ADVICE

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 Two Bedroom Semi Detached Bungalow**
- **Sought After Residential Location**
- **Lounge with Bay Window**
- **Fitted Kitchen and Two Double Bedrooms**
- **Shower Room with White Suite**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Off Road Parking, Garage and Enclosed Rear Garden**
- **Early Viewing is Highly Recommended**



ROOM DIMENSIONS

Ground Floor

Entrance Hall

12' 1" x 6' 0" (3.68m x 1.83m)

Lounge

14' 6" into bay window x 12' 0" (4.42m into bay window x 3.66m)

Kitchen

9' 3" x 8' 5" (2.82m x 2.57m)

Bedroom One

12' 1" x 11' 3" (3.68m x 3.43m)

Bedroom Two

10' 6" x 8' 3" (3.20m x 2.51m)

Shower Room

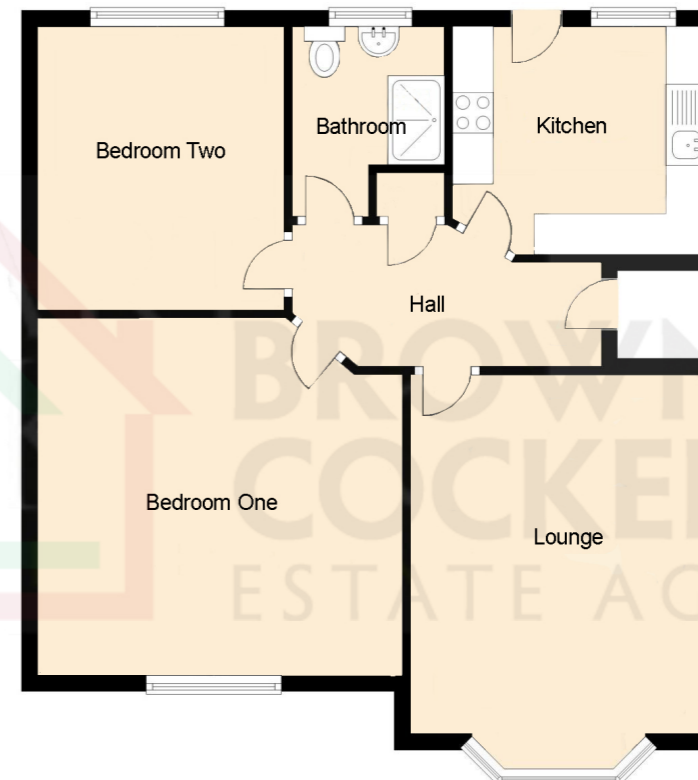
7' 0" x 5' 9" (2.13m x 1.75m)

Externally

Garage

14' 8" x 9' 4" (4.47m x 2.84m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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.