



## 16 Beech Court

Hillmorton

Rugby

Warwickshire

CV22 5AX

**£145,000 Freehold**

- A Two Bedroom End of Terraced Property in Popular Residential Location
- Lounge with Feature Fireplace
- Fitted Kitchen with Oven and Hob
- First Floor Family Bathroom with Three Piece Coloured Suite
- Electric Heating and Upvc Double Glazing
- Two Off Road Parking Spaces
- Early Viewing is Highly Recommended
- Ideal First Time/Investment Purchase, No Onward Chain

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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom end of terraced property which is located in the popular residential location of Hillmorton, Rugby. The property is of standard brick built construction with a tiled roof.

There are a range of amenities available within the local area to include a parade of shops and stores, public houses, hot food take away outlets, schooling for all ages and bus routes to Rugby town centre.

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

The accommodation is set over two floors and in brief, comprises of a lounge with feature fireplace, stairs rising to the first floor landing and there is a useful under stairs storage cupboard. The fitted kitchen has a built in oven and hob with extractor over and space and plumbing for further appliances.

To the first floor, the landing gives access to the master bedroom which benefits from having a large storage cupboard. There is a further bedroom and part tiled family bathroom fitted with a three piece coloured suite to include a panelled bath with shower over, pedestal wash hand basin and low level w.c.

The property benefits from Upvc double glazing, electric heating and all mains services are connected, with the exception of gas.

The property is FREEHOLD with a Service Charge of £127 pcm, covering parking areas, external lighting and communal gardens.

Externally, there is off road parking for two vehicles and communal gardens.

Early viewing is highly recommended to avoid disappointment. The property is considered to be an ideal first time/investment purchase and is being offered for sale with no onward chain.

Gross Internal Area: approx. 52 m<sup>2</sup> (559 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'B'.

Estimated Rental Value: £750 pcm

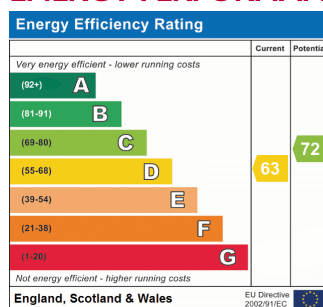
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## MORTGAGE & LEGAL ADVICE

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.

## ENERGY PERFORMANCE CERTIFICATE



### Ground Floor

#### LOUNGE

15' 6" x 11' 8" (4.72m x 3.56m)

#### KITCHEN

11' 7" x 7' 6" (3.53m x 2.29m)

### First Floor

#### LANDING

6' 4" x 5' 9" (1.93m x 1.75m)

#### BEDROOM ONE

11' 8" maximum x 10' 7" maximum (3.56m maximum x 3.23m maximum)

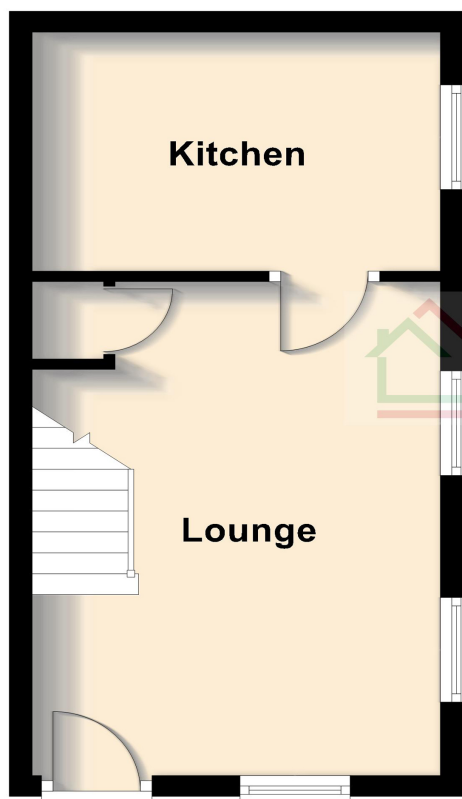
#### BEDROOM TWO

11' 7" x 5' 10" (3.53m x 1.78m)

#### FAMILY BATHROOM

6' 4" x 5' 6" (1.93m x 1.68m)

## Ground Floor



## First Floor

