



59 HOSKYN CLOSE

Offers Over £300,000 Freehold

HILLMORTON
RUGBY
WARWICKSHIRE
CV21 4LA



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended three bedroom semi detached family home which has a converted garage and is located in the sought after residential area of Hillmorton, Rugby. The property is of standard brick built construction and has a tiled roof.

There are a range of amenities available within the area to include a parade of shops and stores, public houses and excellent local schooling for all ages.

There are regular bus routes to Rugby town centre and Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston within the hour. There is convenient access to the M1, M6, A5 and A14 road and motorway networks making the location ideal for those wishing to commute.

The accommodation is set over two floors and in brief, comprises of an entrance porch and entrance hall with stairs rising to the first floor landing. The lounge has a feature fireplace and through fare to the extended dining room which has patio doors opening onto the rear garden. The fitted kitchen has an integrated Bosch grill and oven, a Zanussi four ring induction hob with extractor over, integrated dishwasher and fridge and door giving access to the useful pantry cupboard and there is a through fare to the conservatory. The conservatory is of Upvc double glazed construction with a glass roof and has patio doors opening out onto the rear garden. Accessed off the entrance hall, there is a ground floor cloakroom/w.c. and the converted garage/utility room/study.

To the first floor, there are three well proportioned bedrooms and a modern family shower room fitted with a double shower enclosure, vanity unit with inset wash hand basin and low level w.c.

The property benefits from Upvc double glazing, gas fired central heating via a combination boiler and all mains services are connected.

Externally, to the front of the property is a block paved driveway providing ample off road parking and steps to a pathway leading to the front entrance door. The low maintenance rear garden is enclosed by timber fencing and has a wooden decked area, patio area, summerhouse and garden shed.

Early viewing is highly recommended to avoid disappointment and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 104 m² (1119 ft²).

AGENTS NOTES

Council Tax Band 'C'.
Estimated Rental Value: £1300 pcm approx.
What3Words: ///tigers.fancy.town

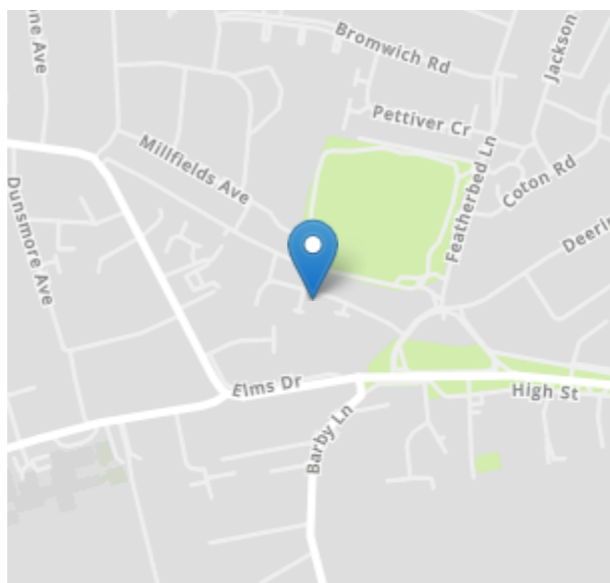
MORTGAGE & LEGAL ADVICE

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

- An Extended Three Bedroom Semi Detached Family Home
- Popular Residential Location
- Lounge with Feature Fireplace and Through Fare to Extended Dining Room
- Fitted Kitchen with Appliances and Through Fare to Conservatory
- Ground Floor Cloakroom/W.C. and Converted Garage/Utility Room/Study
- Modern First Floor Family Shower Room
- Ample Off Road Parking and Low Maintenance Rear Garden
- Early Viewing is Highly Recommended, No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		69	80
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

Ground Floor

Entrance Porch

6' 0" x 3' 0" (1.83m x 0.91m)

Entrance Hall

6' 5" x 5' 6" (1.96m x 1.68m)

Lounge

19' 9" x 10' 9" (6.02m x 3.28m)

Extended Dining Room

10' 4" x 7' 9" (3.15m x 2.36m)

Kitchen

11' 0" x 9' 9" (3.35m x 2.97m)

Conservatory

8' 5" x 7' 5" (2.57m x 2.26m)

Ground Floor Cloakroom/W.C.

4' 0" x 2' 8" (1.22m x 0.81m)

First Floor

Bedroom One

11' 7" x 11' 0" (3.53m x 3.35m)

Bedroom Two

11' 4" x 7' 9" (3.45m x 2.36m)

Bedroom Three

12' 3" x 7' 7" (3.73m x 2.31m)

Family Shower Room

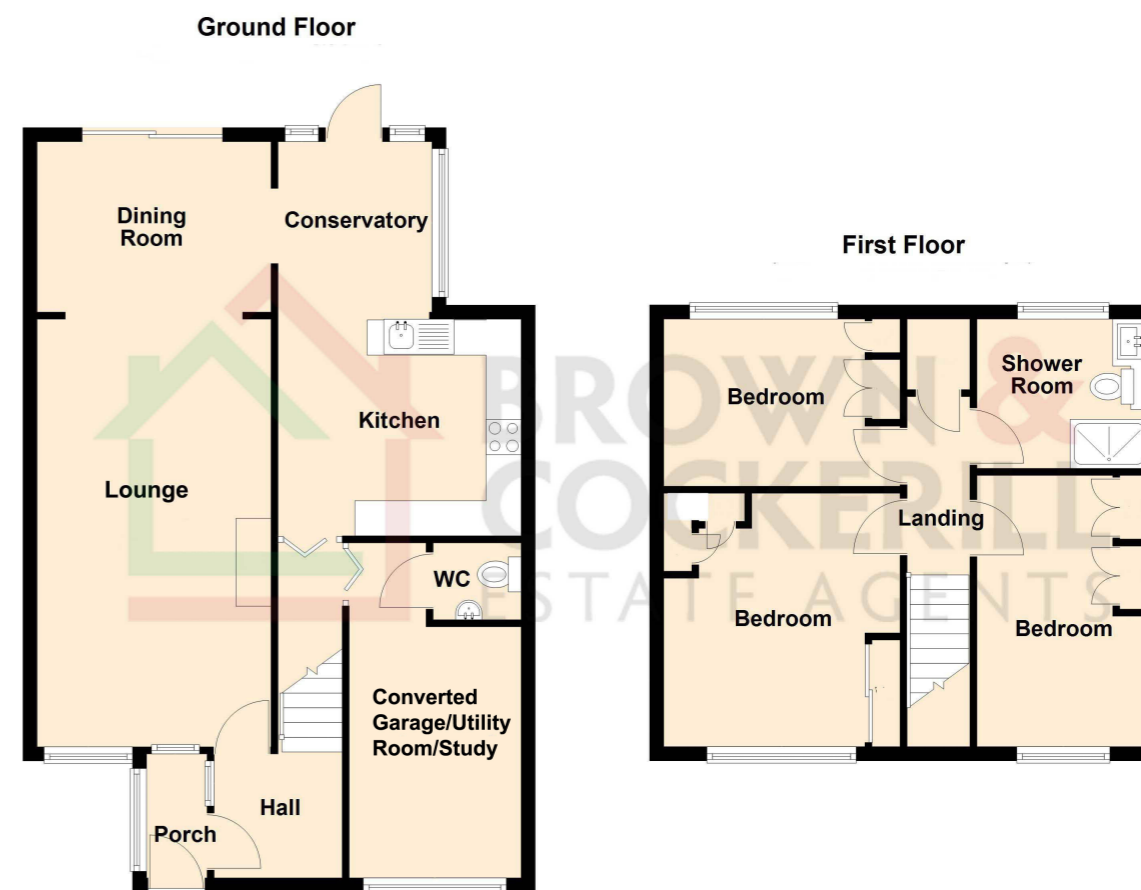
7' 8" x 7' 3" (2.34m x 2.21m)

Externally

Converted Garage/Utility Room/Study

16' 0" maximum x 7' 7" (4.88m maximum x 2.31m)

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.