

16 HART CLOSE

HILLMORTON
RUGBY
WARWICKSHIRE
CV21 3TP

£249,950 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this mature three bedroom semi detached home offering scope and potential for modernisation, improvement and extending (subject to usual planning permissions).

There are a range of amenities available within the immediate area to include a parade of shops and stores, public house and bus routes to Rugby town centre.

Rugby railway station offers a main line intercity service to London Euston in under an hour and Birmingham New Street. 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, lounge, separate dining room, kitchen, conservatory and a ground floor w.c.

To the first floor there are three well proportioned bedrooms and a wetroom with white suite.

The property benefits from Upvc double glazing and electric storage heating. There are gas fires to both reception rooms.

Externally, there is an enclosed rear garden which is not directly overlooked and a driveway to the front with carport providing ample off road parking and leading to a single garage.

The property is being offered for sale with no onward chain.

Gross internal area: 84m² (904ft²).

AGENTS NOTES

Council Tax Band 'C'.
What3Words: //young.vague.skill

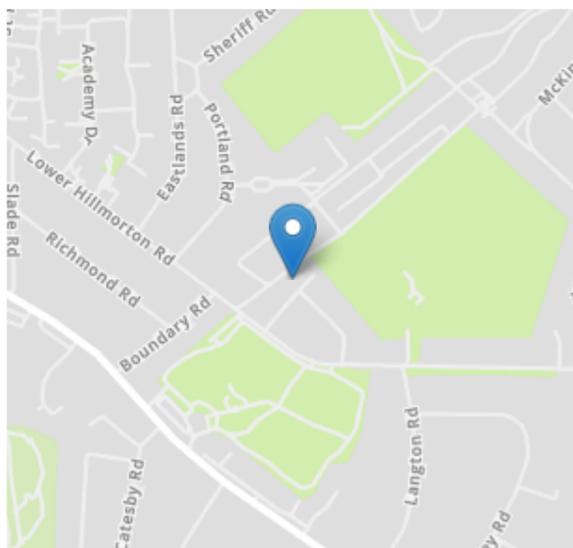
MORTGAGE & LEGAL ADVICE

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 Mature Three Bedroom Semi Detached Home
- Two Reception Rooms, Kitchen, Conservatory
- Ground Floor Cloakroom/W.C.
- First Floor Wetroom
- Upvc Double Glazing, Electric Heating
- Off Road Parking, Garage, Enclosed Rear Garden
- Scope for Further Modernisation & Improvement
- No Onward Chain



ROOM DIMENSIONS

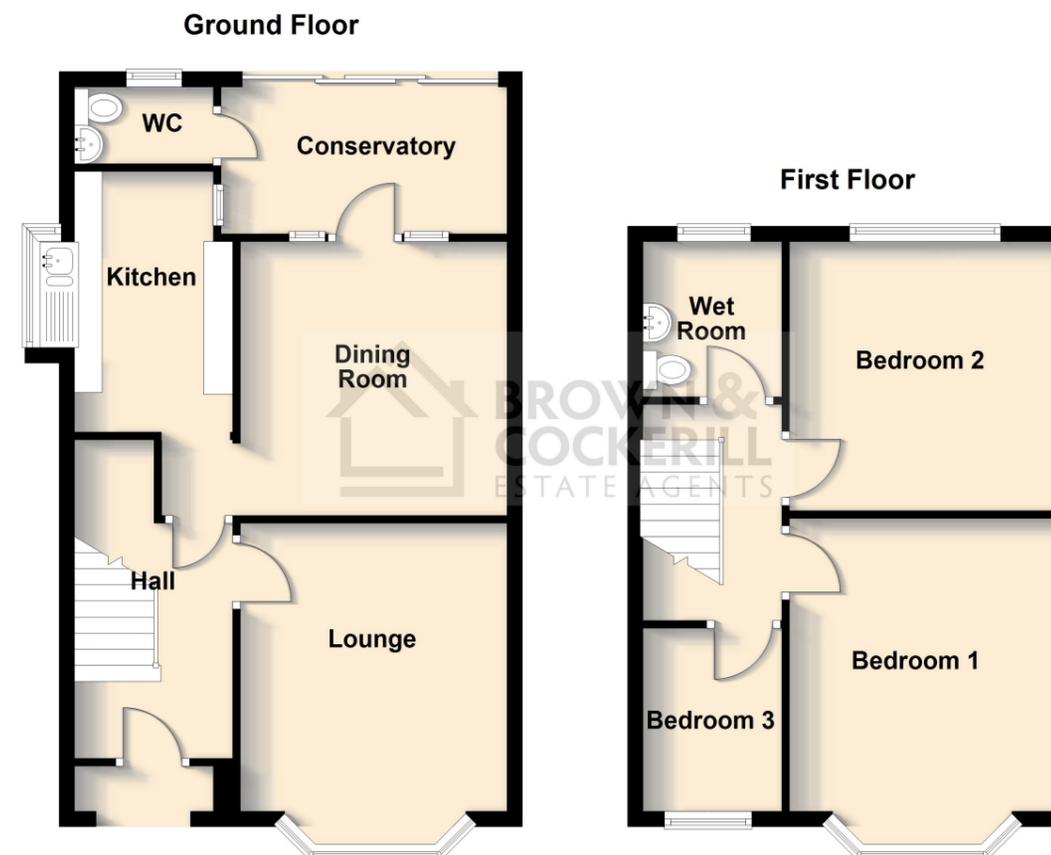
Ground Floor

- Entrance Hall**
8' 11" x 5' 10" (2.72m x 1.78m)
- Lounge**
12' 10" x 11' 5" (3.91m x 3.48m)
- Dining Room**
10' 11" x 11' 4" (3.33m x 3.45m)
- Kitchen**
11' 2" x 7' 11" (3.40m x 2.41m)
- Conservatory**
12' 10" x 6' 4" (3.91m x 1.93m)
- Cloakroom/W.C.**
5' 3" x 3' 4" (1.60m x 1.02m)

First Floor

- Landing**
8' 1" x 5' 10" (2.46m x 1.78m)
- Bedroom One**
12' 10" x 10' 5" (3.91m x 3.17m)
- Bedroom Two**
11' 11" x 11' 4" (3.63m x 3.45m)
- Bedroom Three**
7' 7" x 5' 11" (2.31m x 1.80m)
- Wetroom**
6' 6" x 5' 10" (1.98m x 1.78m)

FLOOR PLAN



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			
		57	78
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.