



42 NORTON LEYS

Offers Over £280,000 Freehold

HILLSIDE
RUGBY
WARWICKSHIRE
CV22 5RJ



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this standard construction brick built three/four bedroom detached family home situated in the popular residential area of Hillside, Rugby.

There are a range of amenities available within the immediate area to include a small parade of local shops including a newsagent and hairdresser. There is excellent schooling for all ages and Sainsbury's superstore is within walking distance.

The property is conveniently located for commuter access to the M1, M45 and A45 road and motorway networks and Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour.

In brief, the accommodation comprises of an entrance hall, lounge with patio doors opening onto the conservatory, kitchen/dining room with integrated oven and hob, bedroom four/study and ground floor shower room fitted with a modern three piece white suite.

To the first floor there are three well proportioned bedrooms and a family bathroom fitted with a three piece white suite.

The property benefits from Upvc double glazing and gas fired central heating to radiators. All mains services are connected along with broadband, telephone and satellite television.

Externally, to the front of the property is a block paved driveway providing ample off road parking. The enclosed rear garden is predominantly laid to lawn.

Early viewing is advised.

Gross Internal Area: approx. 93 m² (1001 ft²).

AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Value: £1350 pcm approx.

What3Words: ///flock.basic.sheets

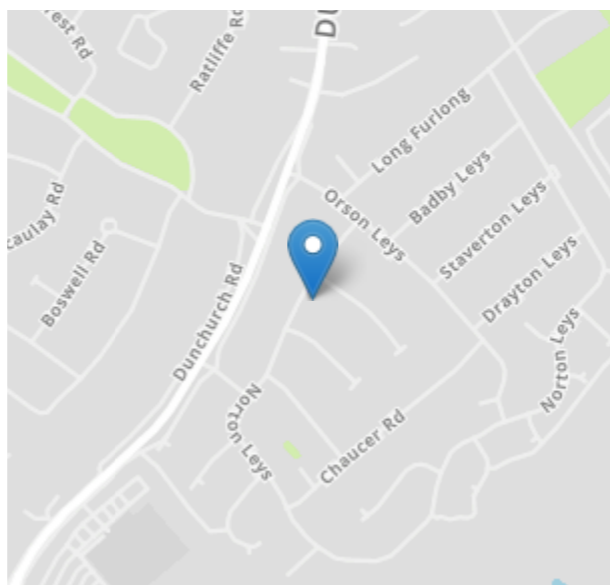
MORTGAGE & LEGAL ADVICE

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 Three Bedroom Detached Family Home
- Popular Residential Location
- Kitchen/Dining Room with Integrated Oven and Hob
- Conservatory and Study/Bedroom Four
- Ground Floor Shower Room and First Floor Family Bathroom
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Off Road Car Parking
- Early Viewing is Advised



ROOM DIMENSIONS

Ground Floor

Entrance Hall Lounge

15' 10" x 9' 11" (4.83m x 3.02m)

Conservatory

11' 6" x 9' 11" (3.51m x 3.02m)

Kitchen/Dining Room

15' 5" x 9' 9" (4.70m x 2.97m)

Bedroom Four/Study

13' 2" x 8' 11" (4.01m x 2.72m)

Ground Floor Shower Room

8' 0" x 5' 7" (2.44m x 1.70m)

First Floor

Bedroom One

15' 10" x 9' 4" (4.83m x 2.84m)

Bedroom Two

9' 6" x 6' 3" (2.90m x 1.91m)

Bedroom Three

9' 10" x 6' 4" (3.00m x 1.93m)

Family Bathroom

6' 2" x 5' 4" (1.88m x 1.63m)

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	64	77
(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.