



51 FISHER AVENUE

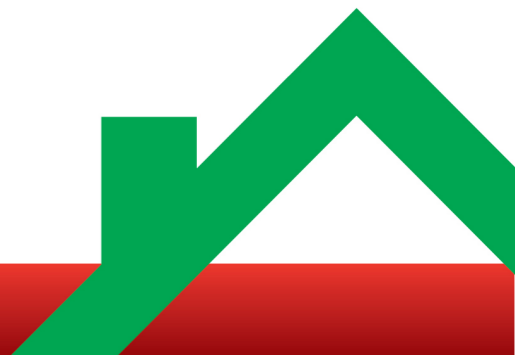
Guide Price £399,950 Freehold

HILLMORTON  
RUGBY  
WARWICKSHIRE  
CV22 5HW



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this traditional and extended three bedroom semi detached property situated in the sought after residential location of Hillmorton, Rugby. The property is of standard brick built construction with a tiled roof and has all mains services connected.

There are a range of amenities available within the immediate area to include a local convenience store, hairdressers, newsagents and hot food takeaway outlets. Nearby Rugby town centre offers a wealth of shops and stores, public library, churches of several denominations, supermarkets and many restaurants/cafes, takeaway outlets and public houses. There are regular bus services to all areas and excellent local schooling for all ages.

The property is conveniently situated for easy commuter access to M1/M6/A5/A45 and A426 road and motorway networks and Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation is set over two floors and in brief, comprises of an entrance hall with original tiled flooring and stairs rising to the first floor landing. There is a large bay window in the lounge providing ample natural light and wood panelling to the feature wall. An open plan kitchen/dining room benefits from a fitted double oven, separate ceramic hob with extractor over, integrated microwave and dishwasher and a Belfast sink with mixer tap over. Off the dining area is a feature fireplace with mantle over and feature multi fuel burner. There is a large storage cupboard and French doors opening onto the rear garden. The ground floor cloakroom/w.c. is fitted with a white suite to include a high flush w.c. and wall mounted wash hand basin.

To the first floor, the landing gives access to the master bedroom with a large bay window and feature panelled walls, a second good sized bedroom with period cast iron open fireplace and a further single bedroom. The family bathroom is fitted with a four piece white suite to include an oval feature bath with mixer tap and shower attachment over; separate double shower enclosure, vanity unit with a wash hand basin and separate low level w.c.

The property benefits from gas fired central heating to radiators and Upvc double glazing.

Externally, to the front is a paved driveway providing off road parking for two vehicles and gives access to a lean to/storage area at the side of the property which can be accessed via double wooden doors. The mature and enclosed rear garden has a private aspect with a paved patio area to the immediate rear which is ideal for al fresco dining/entertaining. The remainder of the garden is laid to lawn with a block paved pathway to the side leading to a further storage area at the far end of the garden.

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

Gross Internal Area: approx. 110 m² (1184 ft²).

AGENTS NOTES

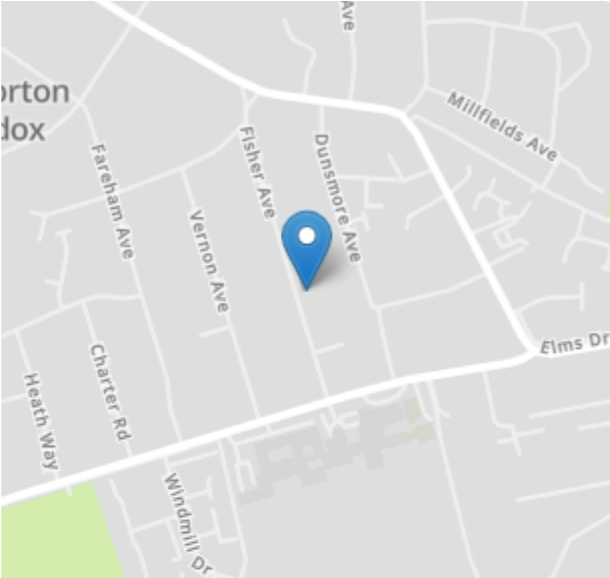
Council Tax Band 'C'.  
Estimated Rental Value: £1400 pcm approx.  
What3Words: ///union.fans.public

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 Traditional and Extended Three Bedroom Semi Detached Property**
- **Sought After Residential Location**
- **Lounge with Bay Window and Open Plan Kitchen/Dining Room with French Doors to Rear Garden**
- **Ground Floor Cloakroom/W.C., First Floor Family Bathroom with Four Piece White Suite**
- **Gas Fired Central Heating, Upvc Double Glazing**
- **Mature Rear Garden, Off Road Parking**
- **Useful Lean To/Storage Area to Side of Property**
- **Early Viewing is Highly Recommended, No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	67	86
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		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

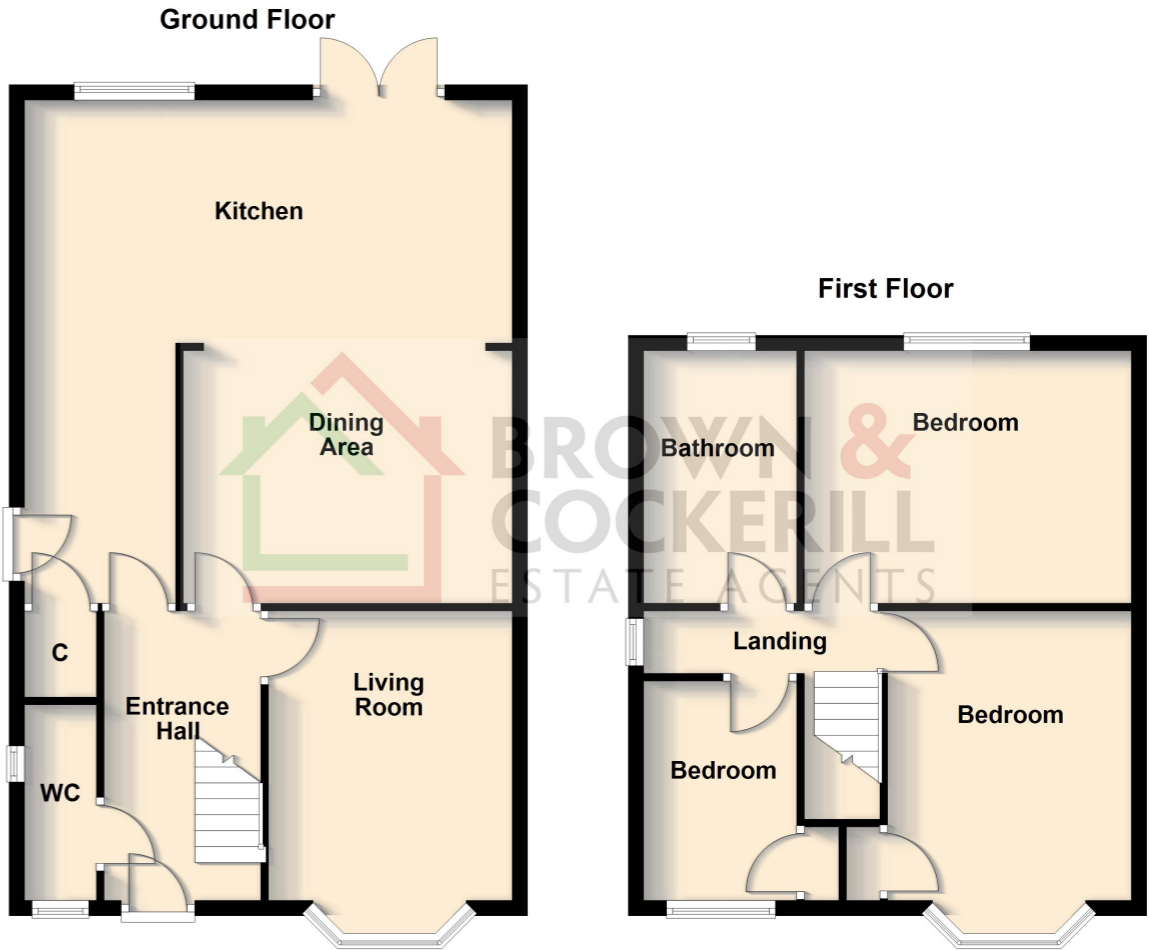
Ground Floor

**Entrance Hall**  
12' 5" x 5' 1" (3.78m x 1.55m)  
**Lounge**  
12' 5" excluding bay window x 10' 10" (3.78m excluding bay window x 3.30m)  
**Kitchen/Dining Room**  
Kitchen Area: 21' 4" maximum x 20' 11" maximum (6.50m maximum x 6.38m maximum)  
Dining Area: 14' 1" x 10' 2" (4.29m x 3.10m)  
**Ground Floor Cloakroom/W.C.**  
8' 2" x 3' 0" (2.49m x 0.91m)

First Floor

**Landing**  
10' 1" x 2' 8" (3.07m x 0.81m)  
**Bedroom One**  
12' 5" excluding bay window x 10' 11" (3.78m excluding bay window x 3.33m)  
**Bedroom Two**  
14' 0" x 10' 10" (4.27m x 3.30m)  
**Bedroom Three**  
9' 5" x 6' 3" (2.87m x 1.91m)  
**Family Bathroom**  
10' 11" x 7' 1" (3.33m x 2.16m)

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.