



148 NORTON LEYS

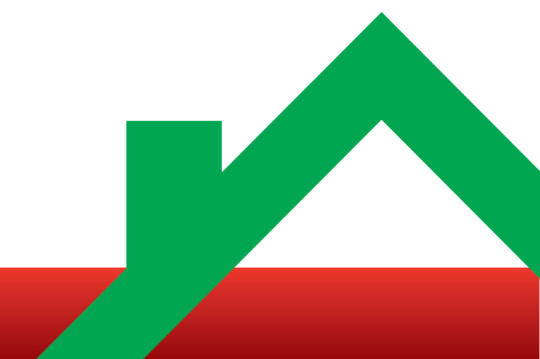
£385,000 Freehold

HILLSIDE  
RUGBY  
WARWICKSHIRE  
CV22 5RS



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this improved and well presented four bedroom detached family home with conservatory situated within the popular residential Hillside estate.

There are a range of amenities available within the immediate area to include a newsagents/off licence, hairdressers, Sainsbury's Superstore and excellent schooling for all ages. The property is conveniently situated for access to the surrounding M45/A45/M1 and A46 road and motorway networks. Rugby Railway Station provides an intercity mainline service to London Euston & Birmingham New Street in under one hour.

In brief, the accommodation comprises of an entrance hall, reception dining room, lounge with feature fireplace, conservatory, ground floor cloakroom/w.c. and a modern kitchen/breakfast room with a fitted gas hob and oven.

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

The property benefits from gas fired central heating to radiators, Upvc double glazing and all mains services are connected.

Externally, there is an open plan front garden with block paved driveway providing ample off road parking and access to the attached single garage.

There is an enclosed south-east facing aspect rear garden which is laid to lawn with two paved patio seating areas.

Early viewing is considered essential.

Gross internal area: 100m<sup>2</sup> (1076ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'E'.  
Estimated Rental Value: £1500 pcm approx.  
What3Words: ///loans.cute.recent

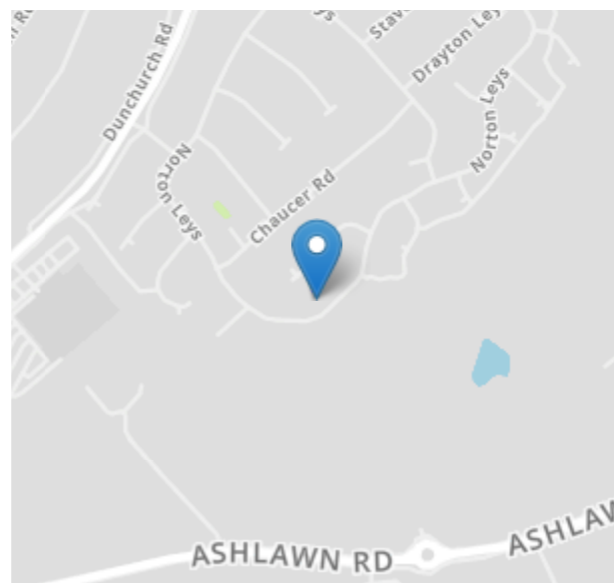
## MORTGAGE & LEGAL ADVICE

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 Well Presented Four Bedroom Detached Family Home**
- **Lounge with Feature Fireplace, Reception Dining Room**
- **Modern Kitchen/Breakfast Room with Fitted Hob & Oven, Conservatory**
- **First Floor Family Bathroom**
- **Upvc Double Glazing, Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden, Off Road Parking & Garage**
- **Early Viewing is Considered Essential**



## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

6' 2" x 4' 10" (1.88m x 1.47m)

#### Reception Dining Room

17' 7" x 10' 8" (5.36m x 3.25m)

#### Lounge

18' 2" x 11' 2" (5.54m x 3.40m)

#### Kitchen/Breakfast Room

17' 7" x 7' 0" (5.36m x 2.13m)

#### Conservatory

12' 10" x 9' 3" (3.91m x 2.82m)

#### Cloakroom/W.C.

4' 10" x 4' 3" (1.47m x 1.30m)

### First Floor

#### Bedroom One

13' 6" x 9' 4" (4.11m x 2.84m)

#### Bedroom Two

13' 6" x 8' 6" (4.11m x 2.59m)

#### Bedroom Three

13' 6" x 9' 4" (4.11m x 2.84m)

#### Bedroom Four

8' 6" x 8' 2" (2.59m x 2.49m)

#### Family Bathroom

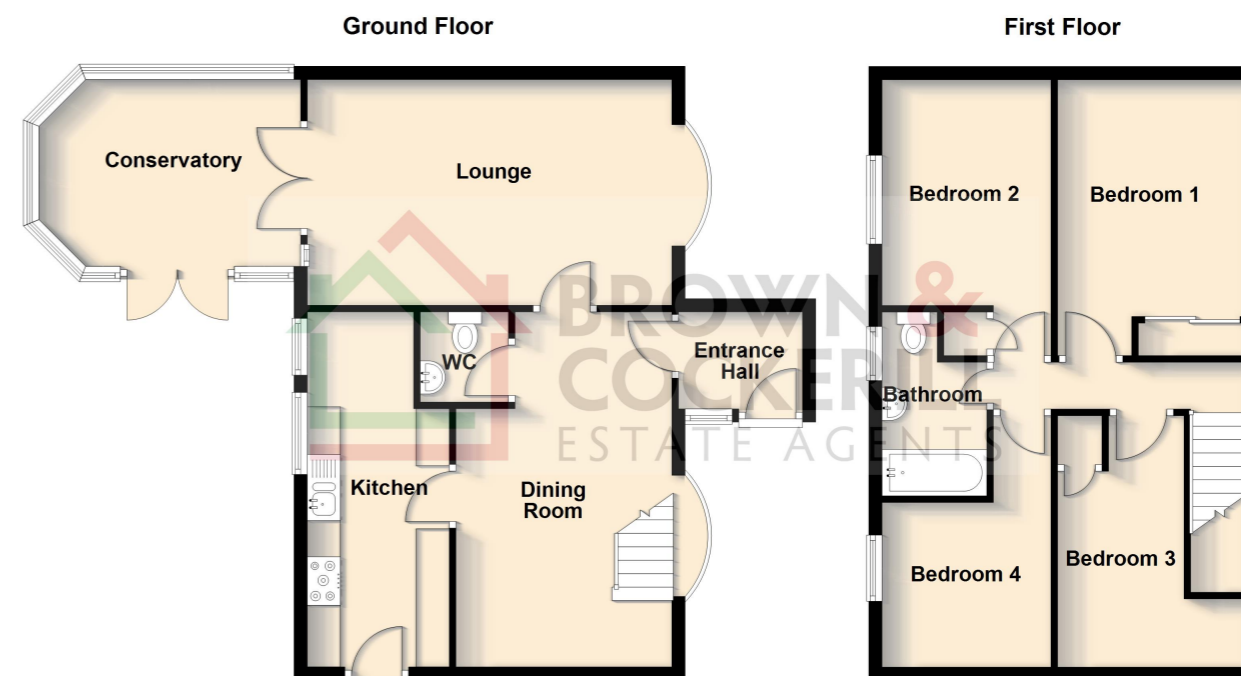
9' 0" x 5' 4" (2.74m x 1.63m)

#### Externally

#### Garage

17' 4" x 9' 10" (5.28m x 3.00m)

## FLOOR PLAN



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.