



61 BALCOMBE ROAD

£275,000 Freehold

HILLMORTON  
RUGBY  
WARWICKSHIRE  
CV22 5HZ



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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended and newly refurbished three bedroom semi detached home located in this popular residential location of Hillmorton, Rugby.

There are a range of amenities available within the immediate area to include shops and stores, Paddox Primary and Ashlawn schools and excellent commuter access to the M1, M6, A5 and A14 road and motorway networks. Rugby railway station offers a regular intercity service to Birmingham New Street and London Euston.

In brief, the accommodation comprises of an entrance hall, lounge with feature fireplace, dining room, refitted kitchen with hob and oven and a ground floor cloakroom/W.C.

To the first floor there are three well proportioned bedrooms and a refitted shower room with modern contemporary white suite.

The property benefits from gas fired central heating to radiators via a combination boiler and Upvc double glazing.

Externally, there is off road parking available to the front. The enclosed rear garden which is predominantly laid to lawn with a patio area to the immediate rear and flowering and herbaceous shrubs.

Offered for sale with no onward chain, early viewing is considered essential.

Gross internal area: 818ft<sup>2</sup> (76m<sup>2</sup>)

## AGENTS NOTES

Local Authority: Rugby Borough Council  
Council tax Band: 'B'  
All Mains Services are connected

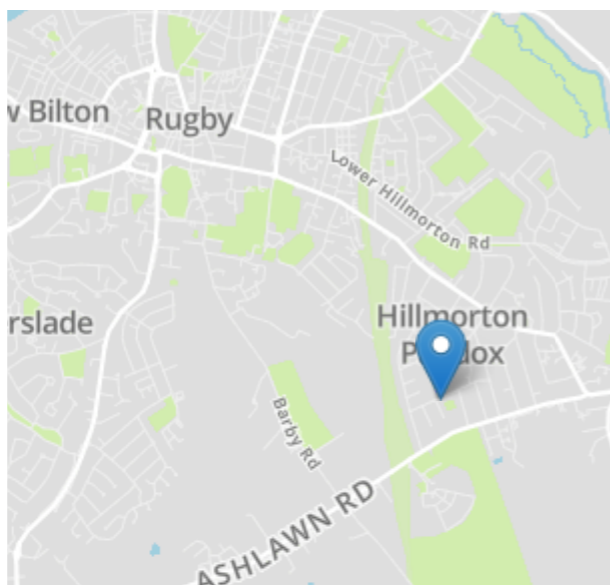
## MORTGAGE & LEGAL ADVICE

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 Property**
- **Newly Refurbished Throughout**
- **Lounge with Feature Fireplace**
- **Dining Room and Refitted Kitchen**
- **Ground Floor Cloakroom/W.C.**
- **Upvc Double Glazing**
- **Gas Fired Central Heating to Radiators**
- **Off Road Parking, No Onward Chain**



## ROOM DIMENSIONS

### Ground Floor

#### Lounge

14' 5" x 12' 8" (4.39m x 3.86m)

#### Dining Room

12' 9" x 9' 1" (3.89m x 2.77m)

#### Kitchen

15' 0" x 6' 2" (4.57m x 1.88m)

#### Ground Floor Cloakroom/W.C.

4' 7" x 2' 6" (1.40m x 0.76m)

### First Floor

#### Bedroom One

10' 5" x 9' 8" (3.17m x 2.95m)

#### Bedroom Two

11' 1" x 9' 7" (3.38m x 2.92m)

#### Bedroom Three

7' 5" x 5' 8" (2.26m x 1.73m)

#### Shower Room

5' 9" x 5' 3" (1.75m x 1.60m)

## 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>	62	
(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.