



19 WISE GROVE

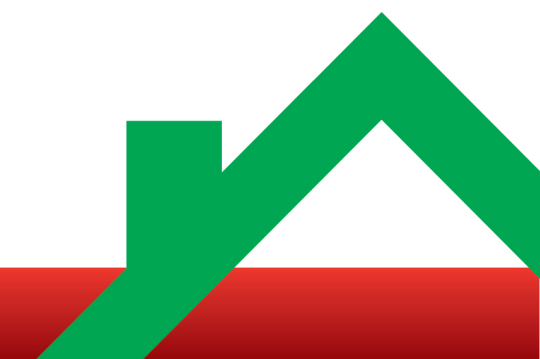
£215,000 Freehold

HILLMORTON  
RUGBY  
WARWICKSHIRE  
CV21 4BA



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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two/three bedroom semi detached chalet style bungalow situated within the popular Abbots Farm estate in Hillmorton, Rugby. The property offers scope for further improvement/modernisation. The property is of standard brick built construction with a tiled roof.

There are a range of amenities available within the local area to include a parade of shops and stores, public house, hot food take away outlets, schooling for all ages, bus routes to Rugby town centre and rural walks through the countryside and along the canal.

Rugby railway station offers a mainline 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, through lounge/dining room with feature fireplaces, fitted kitchen, bathroom and a ground floor bedroom. There are two further bedrooms to the first floor.

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

Externally, there is a front garden with a block paved driveway providing off road parking and providing access to a single garage. The rear garden is laid to lawn and backs onto woodland which provides a good degree of privacy.

The property is offered for sale with no onward chain and early viewing is advised.

Gross internal area: 77m<sup>2</sup> (829ft<sup>2</sup>).

## AGENTS NOTES

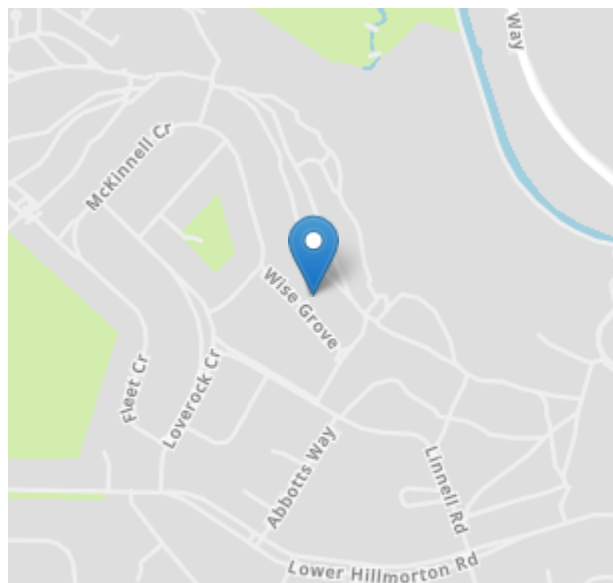
Council Tax Band 'C'.  
What3Words: ///upgrading.grant.jabs

## 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 Two/Three Bedroom Semi Detached Chalet Style Bungalow
- Sought After Cul-de-Sac Location
- Through Lounge/Dining Room with Feature Fireplace
- Fitted Kitchen, Family Bathroom
- Two First Floor Bedrooms and One Ground Floor Bedroom
- Gas Fired Central Heating to Radiators, Partially Double Glazed
- Off Road Parking & Garage
- No Onward Chain, Early Viewing Essential



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	46	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

9' 3" max. x 7' 0" max. (2.82m max. x 2.13m max.)

#### Lounge

12' 2" plus bay x 10' 5" (3.71m plus bay x 3.17m)

#### Dining Room

12' 3" x 10' 5" (3.73m x 3.17m)

#### Bathroom

6' 3" x 5' 10" (1.91m x 1.78m)

#### Kitchen

### Rear Lobby

3' 11" x 3' 0" (1.19m x 0.91m)

### Bedroom Three

9' 5" x 7' 0" (2.87m x 2.13m)

### First Floor

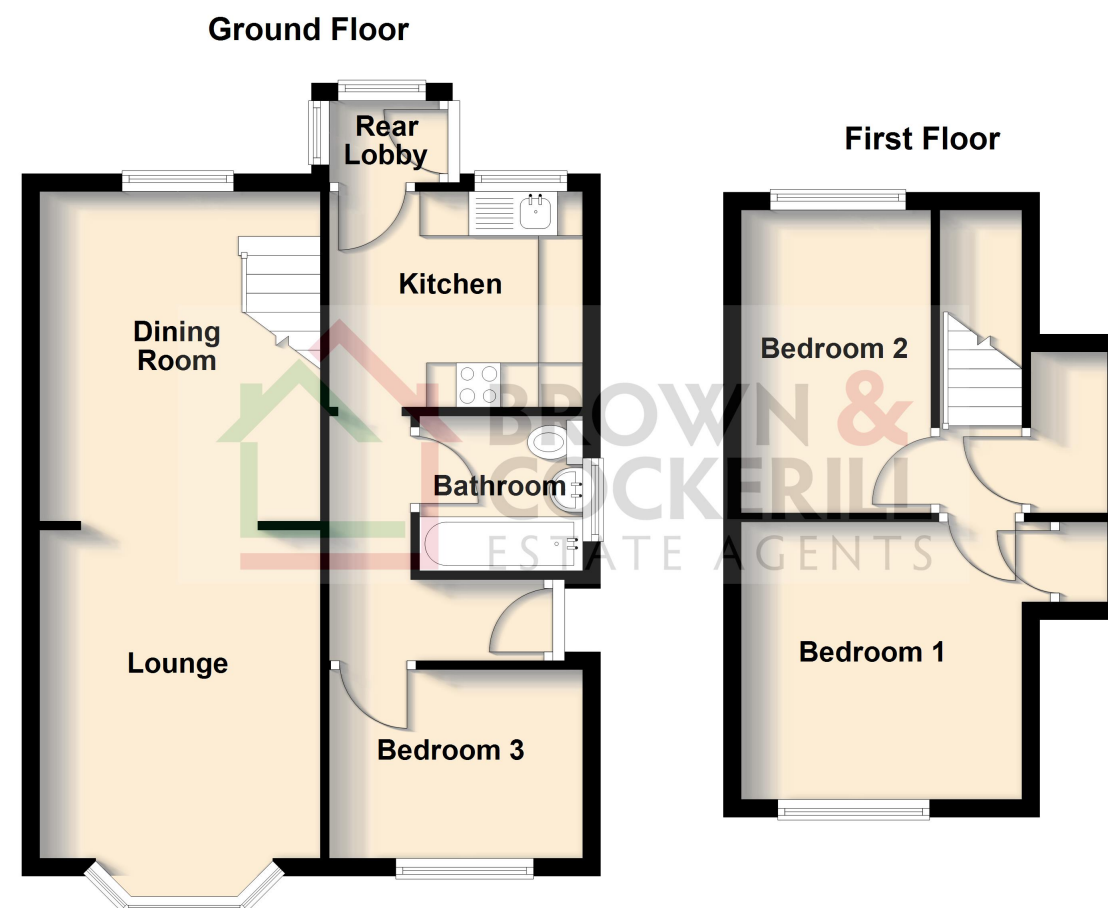
#### Bedroom One

10' 11" max. x 10' 2" (3.33m max. x 3.10m)

#### Bedroom Two

11' 3" x 7' 5" (3.43m x 2.26m)

## 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.