



1 OVAL ROAD

HILLMORTON
RUGBY
WARWICKSHIRE
CV22 5LH

£450,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended three bedroom detached property which is set on a generous plot 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, hot food takeaway outlets and regular bus services. Nearby Rugby town centre offers a wealth of shops and stores, public library, churches of several denominations, supermarkets and many restaurants/cafes, takeaway outlets, public houses and there is 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. Rugby railway station operates 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, the property can be entered via a wooden glazed front entrance door which gives access the entrance hall with stairs rising to the first floor landing. There is a lounge with French doors opening onto the rear garden and a separate dining room with feature fireplace and bay window. The fitted kitchen/breakfast room has a built in double oven, four ring gas hob with extractor over and space for an upright fridge/freezer. There is a useful pantry cupboard and separate utility room with a Belfast sink, space and plumbing for an automatic washing machine and door opening onto the rear garden. There is a good sized office and ground floor cloakroom/w.c. fitted with a white suite.

To the first floor, the landing has doors off to the master bedroom which has a five piece en-suite bathroom fitted with a white suite. There are two further good sized bedrooms with bedroom three having fitted wardrobes. The modern family bathroom is fitted with a corner shower cubicle and a range of vanity units with inset wash hand basin and low flush w.c.

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

Externally, to the front is a block paved driveway providing off road parking for two vehicles and gives access to the integral garage. The generously sized rear garden has paved patio areas, lawn and numerous plantation areas.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 139 m² (1496 ft²).

AGENTS NOTES

Council Tax Band 'D'.
What3Words: ///tester.money,half

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 Detached Property
- Sought After Residential Location
- Lounge with French Doors to Rear and Separate Dining Room
- Fitted Kitchen/Breakfast Room with Separate Utility Room
- Office and Ground Floor Cloakroom/W.C.
- Gas Fired Central Heating and Upvc Double Glazing
- En-Suite Bathroom to Master Bedroom and First Floor Family Shower Room
- Good Sized Rear Garden, Integral Garage and Off Road Parking
- Early Viewing is Highly Recommended



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	70	80
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

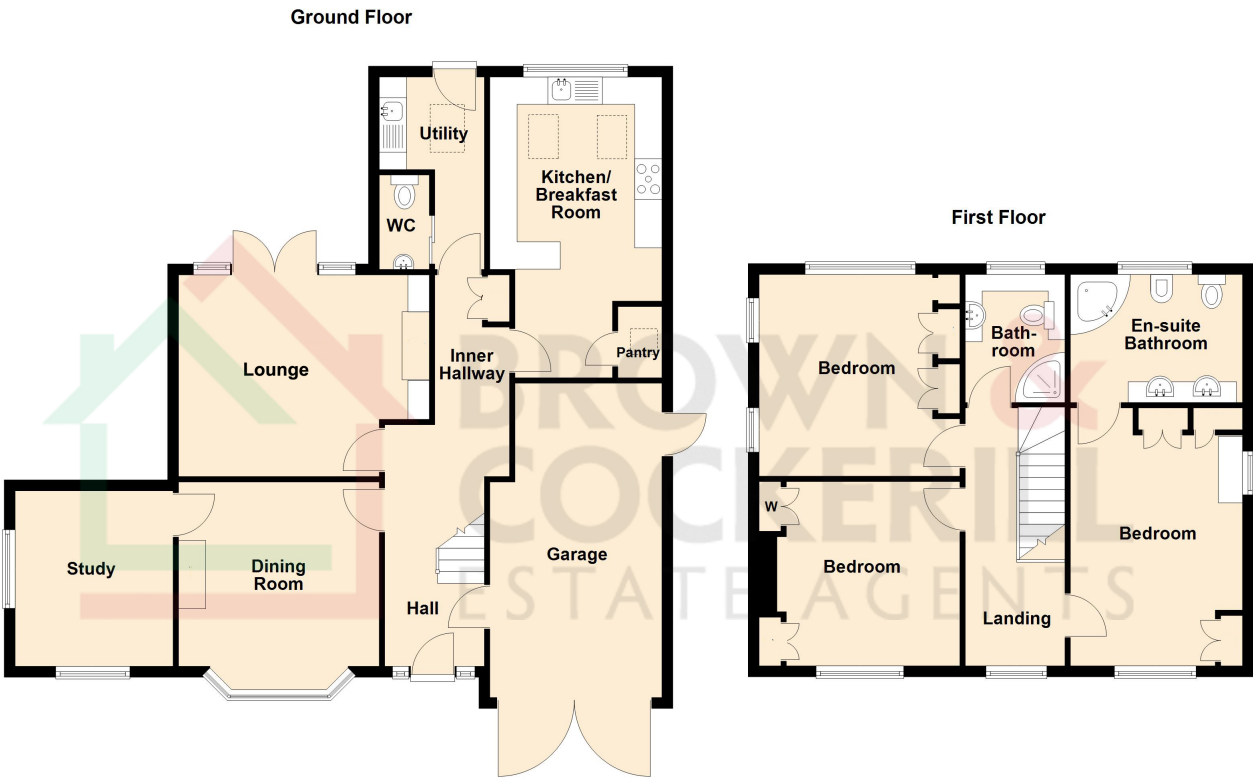
Ground Floor

Entrance Hall
14' 0" x 5' 8" (4.27m x 1.73m)
Lounge
13' 8" x 11' 8" (4.17m x 3.56m)
Dining Room
12' 9" into bay window x 11' 9" maximum (3.89m into bay window x 3.58m maximum)
Study
10' 3" x 9' 5" (3.12m x 2.87m)
Kitchen/Breakfast Room
17' 6" x 10' 1" maximum (5.33m x 3.07m maximum)
Utility Room
10' 6" maximum x 5' 9" (3.20m maximum x 1.75m)
Ground Floor Cloakroom/W.C.
4' 8" x 2' 8" (1.42m x 0.81m)

First Floor

Landing
14' 6" x 5' 9" (4.42m x 1.75m)
Bedroom One
15' 6" x 9' 8" (4.72m x 2.95m)
En-Suite Bathroom
9' 7" x 7' 0" (2.92m x 2.13m)
Bedroom Two
11' 9" x 11' 9" (3.58m x 3.58m)
Bedroom Three
10' 9" x 10' 9" excluding wardrobes (3.28m x 3.28m excluding wardrobes)
Family Bathroom
Externally
Integral Garage
19' 4" x 9' 8" (5.89m x 2.95m)

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.