



128 NORTON LEYS

£300,000 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 deceptively spacious four bedroom detached chalet style home situated within this sought-after residential estate of Hillside, on the western outskirts of Rugby town centre.

There are a range of amenities available within the immediate area to include a small parade of local shops including a newsagent and hairdresser. There is excellent schooling for all ages and Sainsbury's superstore is within walking distance.

In brief, the accommodation comprises of an entrance hall, lounge, dining room, a refitted kitchen with hob & oven, ancillary room with store room, ground floor bedroom four and a wet room.

To the first floor there are three further bedrooms and a modern shower room.

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

Externally, there is a driveway providing off road parking, an enclosed south-facing rear garden and a small garage store.

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

Gross internal area: 127m² (1367ft²)

AGENTS NOTES

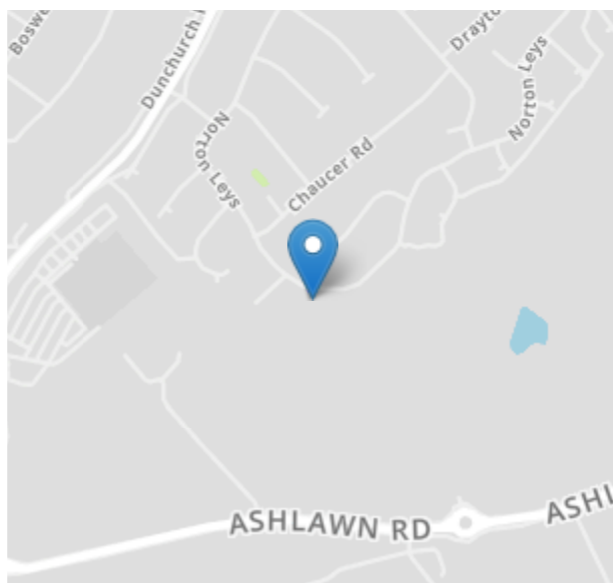
Council Tax Band 'D'.
Estimated Rental Value: £1400 pcm approx.
What3Words: ///dream.drip.relate

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 Deceptively Spacious Four Bedroom Detached Family Home**
- **Spacious Lounge, Dining Room**
- **Refitted Modern Kitchen with Hob & Oven**
- **Ground Floor Bedroom & Wet Room**
- **First Floor Modern Shower Room**
- **Upvc Double Glazed, Gas Fired Central Heating to Radiators**
- **Viewing Advised, No Onward Chain**



ROOM DIMENSIONS

Ground Floor

- Entrance Porch
6' 2" x 4' 8" (1.88m x 1.42m)
- Entrance Hall
21' 0" x 6' 2" (6.40m x 1.88m)
- Lounge
16' 3" x 15' 5" (4.95m x 4.70m)
- Dining Room
17' 4" x 10' 7" (5.28m x 3.23m)
- Kitchen
12' 1" x 11' 5" (3.68m x 3.48m)
- Ancillary Room
8' 3" x 6' 6" (2.51m x 1.98m)
- Walk-in Store
8' 3" x 2' 8" (2.51m x 0.81m)
- Bedroom Four
12' 5" x 10' 4" (3.78m x 3.15m)

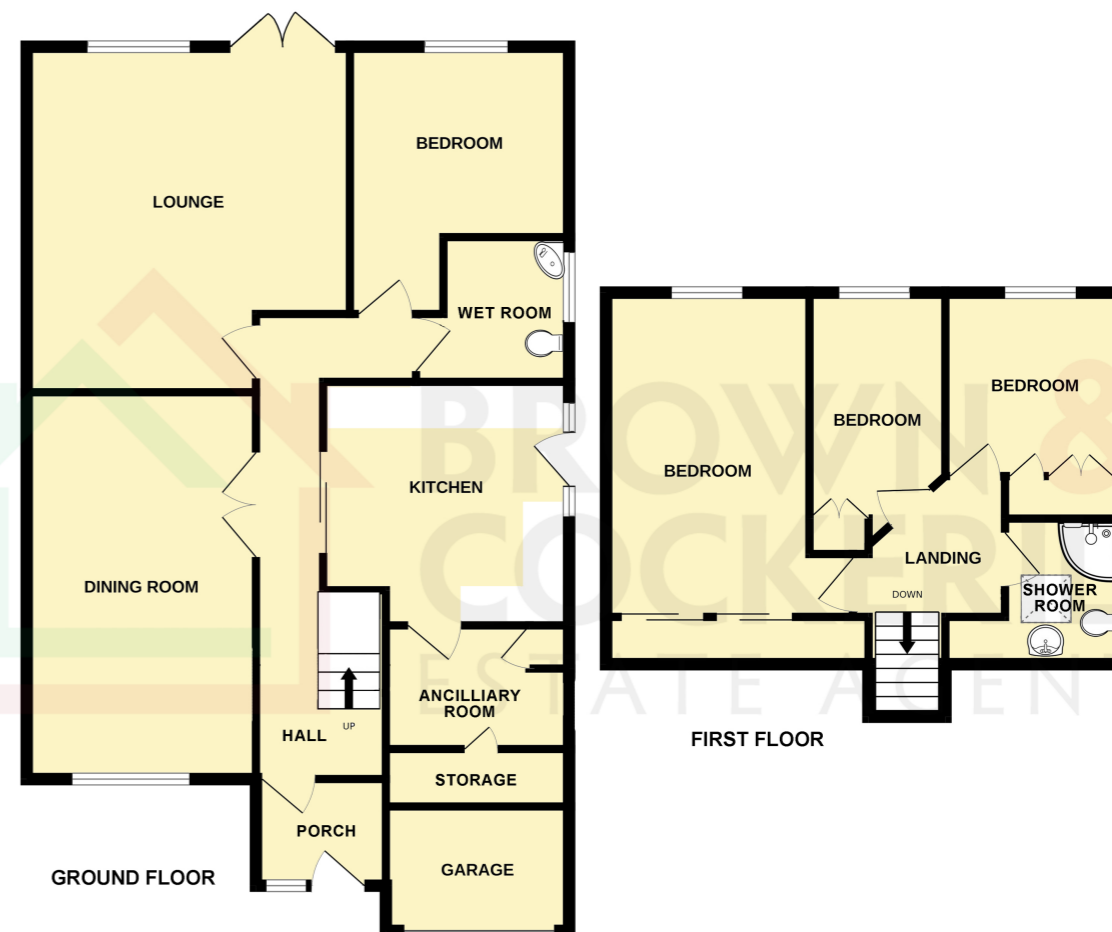
Wet Room

6' 4" x 5' 5" (1.93m x 1.65m)

First Floor

- Landing
6' 5" x 5' 9" (1.96m x 1.75m)
- Bedroom One
15' 2" x 9' 6" (4.62m x 2.90m)
- Bedroom Two
8' 5" x 6' 0" (2.57m x 1.83m)
- Bedroom Three
9' 2" x 8' 3" (2.79m x 2.51m)
- Shower Room
8' 5" x 6' 0" (2.57m x 1.83m)
- Externally
Garage Store
9' 3" x 5' 10" (2.82m x 1.78m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
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 only 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.