



59 HILLMORTON ROAD

RUGBY
WARWICKSHIRE
CV22 5AE

£475,000 Freehold



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this five bedroom end of terraced property located on the prestigious Hillmorton Road and conveniently located for Rugby town centre and railway station. The property is set over three floors with additional basement rooms and 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, bus routes to Rugby town centre and has excellent local schooling for all ages.

The property is conveniently situated for easy commuter access to M1/M6/A5 and A14 road and motorway networks and Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour.

In brief, the versatile accommodation comprises of an entrance porch and spacious entrance hall with original Minton tiled flooring and stairs rising to the first floor landing. Reception room one has a bay window, feature fireplace with multi fuel burner and sliding doors into a second reception room with French doors opening onto the rear patio. The kitchen/breakfast room has a five ring gas hob with oven beneath, Belfast sink, breakfast bar and door down to the basement. The separate utility room has an additional double stainless steel sink, space and plumbing for an automatic washing machine with a pedestrian door to the rear garden. The basement has a hallway giving access to two separate rooms.

To the first floor, the landing has stairs rising to the second floor and gives access to the master bedroom which has a bay window, large walk in dressing room/wardrobe and an en-suite fitted with a three piece white suite to include a double shower enclosure, pedestal wash hand basin and low level w.c. There are two further well proportioned bedrooms and a fully tiled family bathroom fitted with a four piece white suite to include a free standing roll top bath, corner shower enclosure, pedestal wash hand basin and low level w.c.

To the second floor, there is a landing area giving access to two further large double bedrooms.

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

Externally, to the front is a tarmacadam driveway providing off road parking. The enclosed rear garden is predominantly laid to lawn with a paved patio area to the immediate rear and a garage located at the end of the garden which can be accessed from the rear.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 204m² (2195 ft²).

AGENTS NOTES

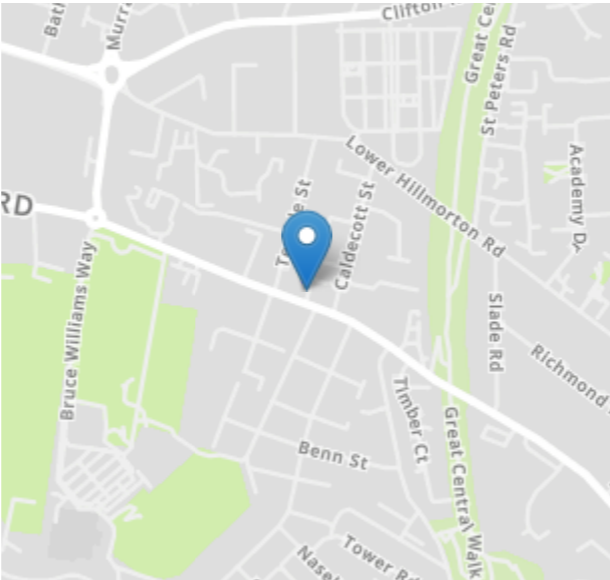
Council Tax Band 'D'.
Estimated Rental Value: £1900 pcm approx
What3Words: ///timing.pasta.second

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 Five Bedroom End of Terraced Property in Prestigious Residential Location**
- **Basement with Two Rooms and Two Separate Ground Floor Reception Rooms**
- **Kitchen/Breakfast Room with Separate Utility Room**
- **En-Suite Shower Room to Master Bedroom with Walk In Dressing Room/Wardrobe**
- **First Floor Family Bathroom with Four Piece White Suite**
- **Gas Fired Central Heating to Radiators and Double Glazing**
- **Enclosed Rear Garden, Off Road Parking and Garage**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	60	82
(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

- Basement**

Basement Hallway
5' 0" x 3' 0" (1.52m x 0.91m)

Basement Room One
10' 11" x 6' 6" (3.33m x 1.98m)

Basement Room Two
13' 11" x 8' 10" (4.24m x 2.69m)

Ground Floor

Entrance Porch
6' 0" x 3' 0" (1.83m x 0.91m)

Entrance Hall
24' 0" x 6' 0" (7.32m x 1.83m)

Reception One
14' 0" x 13' 9" (4.27m x 4.19m)

Reception Two
13' 11" x 12' 2" (4.24m x 3.71m)

Kitchen/Breakfast Room
14' 6" x 10' 2" (4.42m x 3.10m)

Utility Room
9' 9" x 7' 5" (2.97m x 2.26m)

First Floor

Landing
23' 0" x 6' 6" maximum (7.01m x 1.98m maximum)
- Bedroom One**
17' 1" into bay x 16' 7" maximum (5.21m into bay x 5.05m maximum)

Walk In Dressing Room/Wardrobe
9' 9" maximum x 8' 0" maximum (2.97m maximum x 2.44m maximum)

En-Suite Shower Room
8' 0" x 3' 3" (2.44m x 0.99m)

Bedroom Three
14' 0" x 12' 4" (4.27m x 3.76m)

Bedroom Four
13' 2" x 10' 7" (4.01m x 3.23m)

Family Bathroom
8' 8" x 7' 1" maximum (2.64m x 2.16m maximum)

Second Floor

Landing
6' 2" x 4' 0" (1.88m x 1.22m)

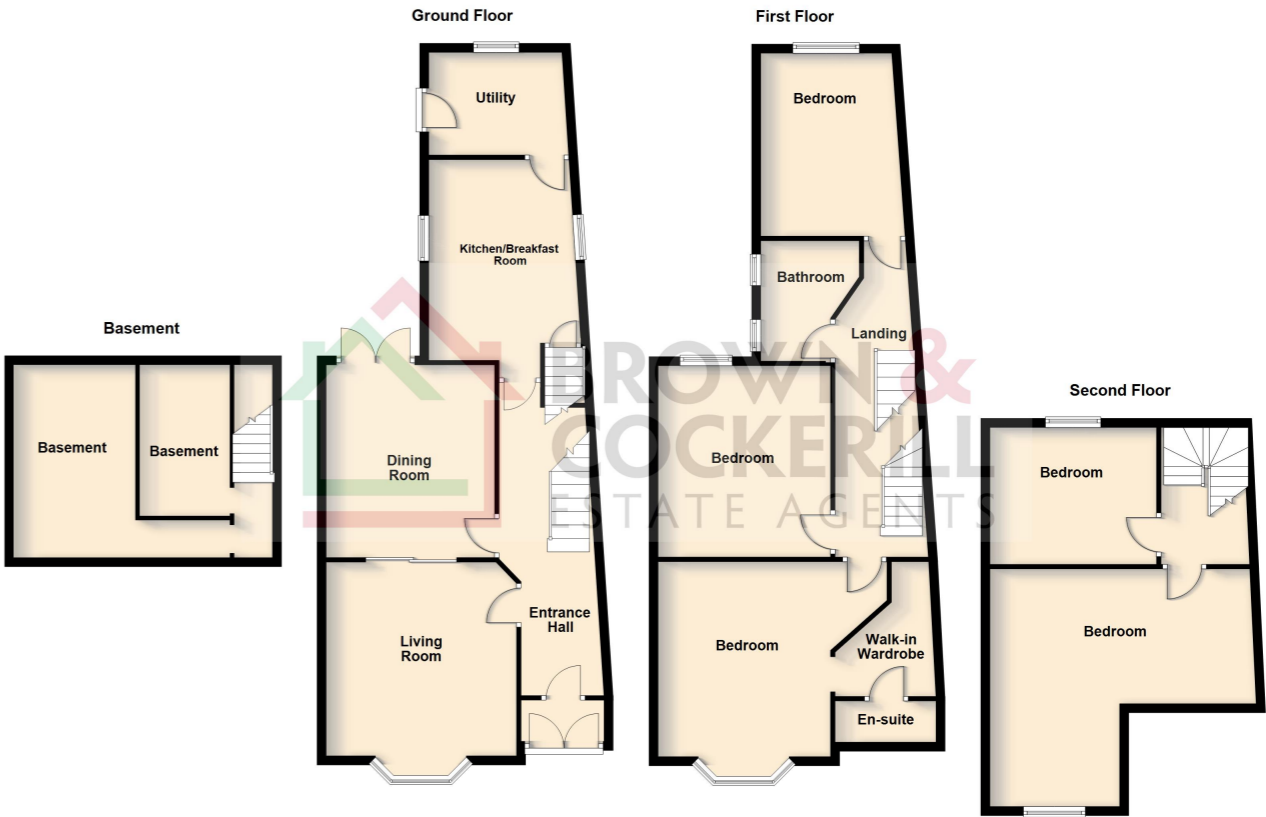
Bedroom Two
18' 11" x 17' 2" maximum (5.77m x 5.23m maximum)

Bedroom Five
12' 2" x 9' 11" (3.71m x 3.02m)

Externally

Garage

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.