



13 FISHER AVENUE

£390,000 Freehold

HILLMORTON  
RUGBY  
WARWICKSHIRE  
CV22 5HN



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this standard construction brick built three bedroom detached family home situated in the sought after residential area of Hillmorton, Rugby.

There are a range of amenities available within the immediate area to include a parade of shops, stores, supermarkets, hot food takeaway outlets, bus routes to Rugby town centre and excellent schooling for all ages.

There is easy commuter access to the M1/M6 and M45 road and motorway networks and Rugby railway station offers a regular intercity service to Birmingham New Street and London Euston in under an hour.

In brief, the accommodation comprises of an entrance hall with stairs rising to the first floor landing, lounge with feature fireplace, separate dining room with feature fireplace and storage into alcoves, conservatory, modern refitted kitchen/breakfast room with integrated oven and hob, utility space and door opening onto the rear garden and a ground floor cloakroom/w.c.

To the first floor there are three well proportioned bedrooms and a family bathroom refitted with a modern four piece white suite. The loft space is fully boarded with a skylight window and pull down ladder.

The property benefits from Upvc double glazing and gas fired central heating to radiators. All mains services are connected along with telephone, broadband and cable/satellite television.

Externally, to the front of the property is a block paved driveway providing ample off road parking. The good sized and enclosed rear garden is predominantly laid to lawn with a patio area to the immediate rear providing an ideal al-fresco dining/entertaining space. The property benefits from a detached garage and a large and useful self-contained garden shed.

Early viewing is considered essential to avoid disappointment.

Gross Internal Area: approx. 99 m<sup>2</sup> (1065 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'D'.

Estimated Rental Value: £1300 pcm approx.

What3Words: ///dozen.folds.camera

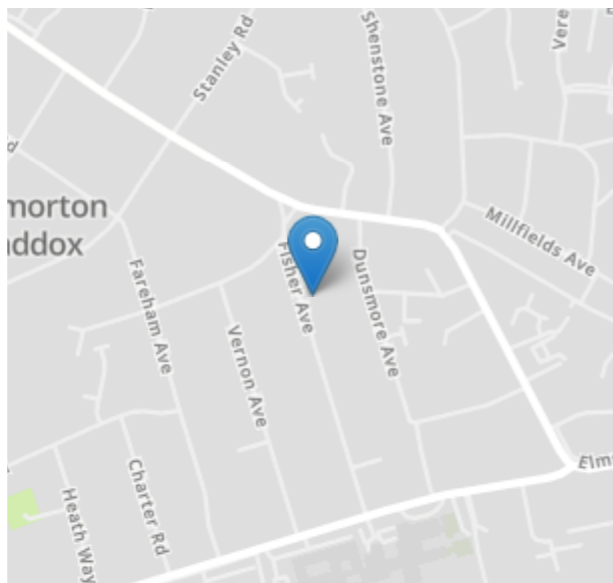
## MORTGAGE & LEGAL ADVICE

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 Three Bedroom Detached Family Home Situated in Popular Residential Location**
- **Separate Lounge and Dining Room**
- **Kitchen/Breakfast Room with Integrated Oven and Hob and Utility Area**
- **Conservatory and Ground Floor Cloakroom/W.C.**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Family Bathroom with Modern Four Piece White Suite**
- **Generous Sized and Enclosed Rear Garden, Off Road Parking and Detached Garage**
- **Early Viewing is Considered Essential**



## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

15' 5" x 5' 5" maximum (4.70m x 1.65m maximum)

#### Lounge

13' 7" x 13' 5" (4.14m x 4.09m)

#### Dining Room

12' 11" x 11' 11" (3.94m x 3.63m)

#### Conservatory

10' 0" x 6' 8" (3.05m x 2.03m)

#### Kitchen/Breakfast Room

16' 1" x 8' 4" (4.90m x 2.54m)

### Ground Floor Cloakroom/W.C.

#### First Floor

#### Bedroom One

14' 5" x 13' 5" (4.39m x 4.09m)

#### Bedroom Two

12' 11" x 11' 11" (3.94m x 3.63m)

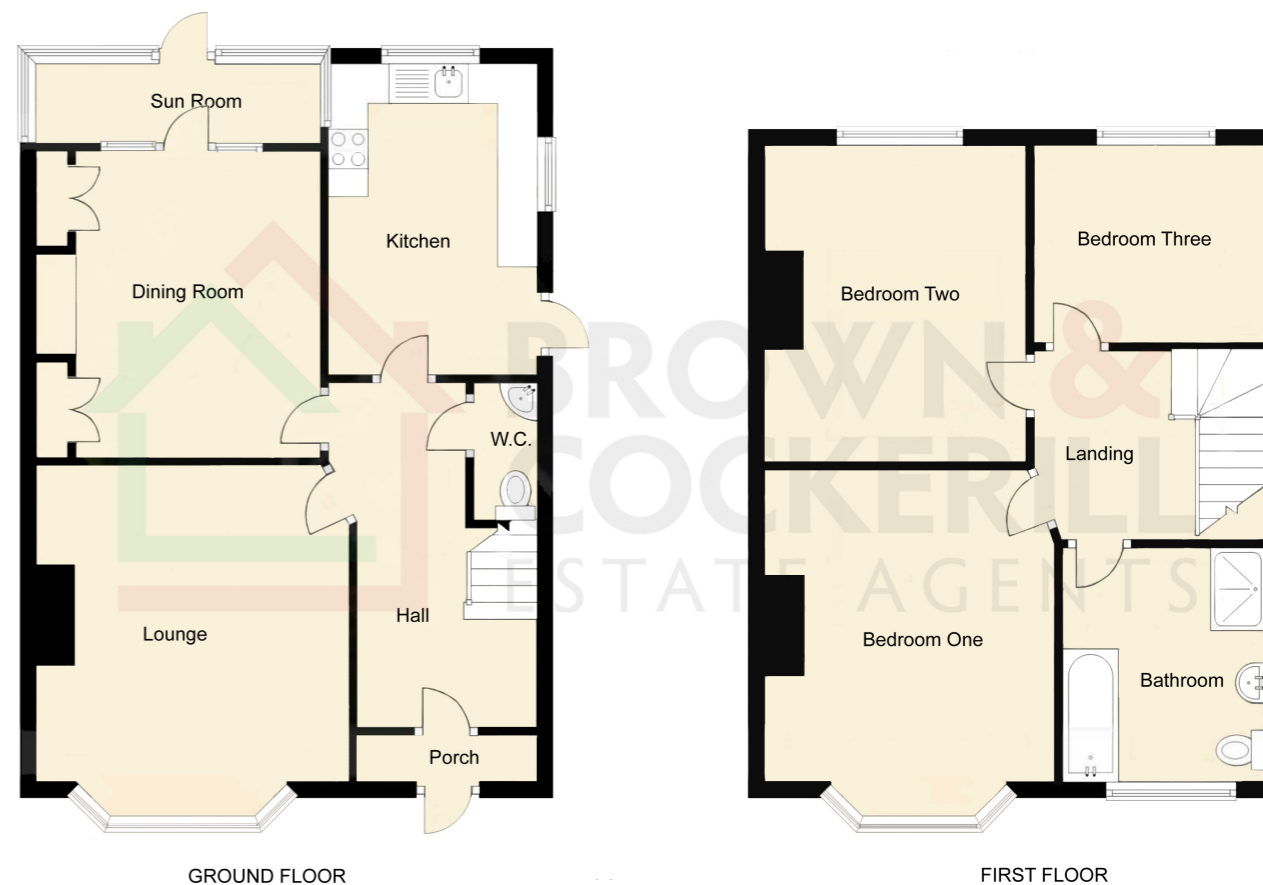
#### Bedroom Three

9' 5" x 8' 5" (2.87m x 2.57m)

#### Family Bathroom

10' 1" x 6' 10" (3.07m x 2.08m)

## 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>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	55	
(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.