



48 LONG FURLONG

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HILLSIDE
RUGBY
WARWICKSHIRE
CV22 5QT

£450,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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Brown & Cockerill Estate Agents are delighted to offer for sale this well presented four bedroom detached family home ideally located within the highly sought after Hillside residential area of Rugby.

This area offers an excellent balance of convenience and community, with a range of local amenities just a short walk away, including a parade of shops, Sainsbury's supermarket and a regular bus services to Rugby town centre. This location is also well served by highly regarded schools for all age groups, making it an ideal choice for families.

Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston, both reachable within the hour. Additionally, there is convenient access to major road and motorway networks including the M1, M6, A5 and A14, making the location ideal for those wishing to commute.

In brief, the accommodation comprises of an entrance porch, entrance hall, lounge/dining room with feature fireplace, sitting room with views over the rear garden, a fitted kitchen/breakfast room with integrated gas hob and electric oven and a rear lobby with utility cupboard and a ground floor WC.

To the first floor there are four bedrooms with the master bedroom overlooking the rear garden. Bedroom four is currently used as a home office but could accommodate a single bed. The spacious family bathroom is fitted with a white suite and comprises of a corner bath, vanity wash hand basin, close coupled W.C. and a separate shower cubicle.

The property is of traditional brick construction, has all mains services connected and benefits from Upvc double glazing and gas fired central heating to radiators.

Externally, the rear garden is well-stocked, enjoys a sunny southerly aspect, and offers both patio and seating areas, backing directly onto open playing fields and enjoying a high degree of privacy. To the front, a driveway provides ample off road parking and leads to a single garage with an electric roller door

This property represents a rare opportunity to acquire a fantastic family home in one of Rugby's most desirable locations.

Early viewing is strongly recommended.

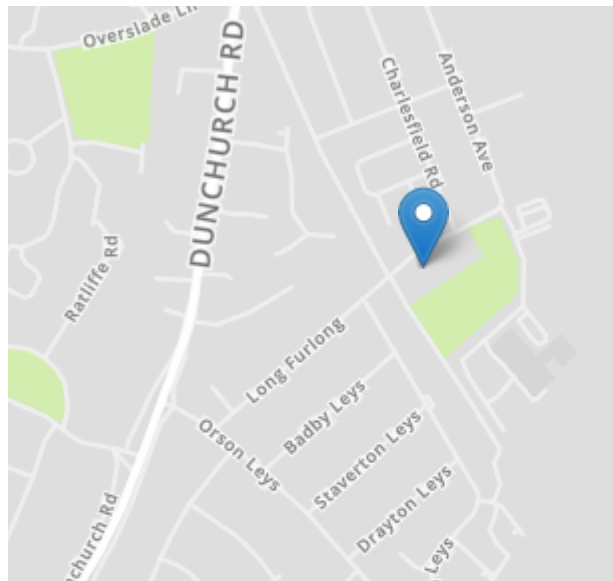
Gross Internal Area: approx. 116 m² (1248 ft²).

Council Tax Band 'E'.
Estimated Rental Value: £1650 pcm approx.
What3Words: ///deny.career.signal

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.

- **An Extended & Well Presented Four Bedroom Detached Home**
- **Extended Lounge/Dining Room with Views Over Garden**
- **Fitted Modern Kitchen/Breakfast Room, Ground Floor W.C.**
- **First Floor Family Bathroom with Separate Shower**
- **Upvc Double Glazing, Gas Fired Central Heating to Radiators**
- **Ample Off Road Parking, Single Garage**
- **Well Stocked Rear Garden Adjoining Open Space to Rear**
- **Early Viewing is Strongly Recommended and by Appointment Only**



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

Ground Floor

5' 10" x 5' 4" (1.78m x 1.63m)

10' 3" max. x 10' 2" max. (3.12m max. x 3.10m max.)

21' 9" x 12' 0" (6.63m x 3.66m)

14' 8" x 10' 4" (4.47m x 3.15m)

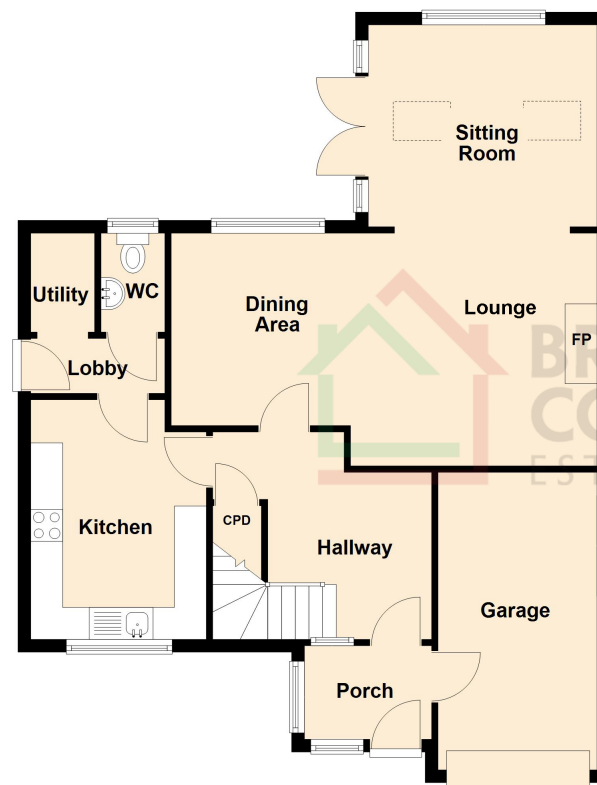
12' 3" x 9' 1" (3.73m x 2.77m)

5' 11" x 3' 0" (1.80m x 0.91m)

4' 4" x 2' 9" (1.32m x 0.84m)

4' 4" x 2' 9" (1.32m x 0.84m)

Ground Floor



The floor plan shows a central hall with a door to the front entrance and a door to the rear entrance. The hall leads to four bedrooms: Bedroom One (top right), Bedroom Two (bottom left), Bedroom Three (bottom right), and Bedroom Four (top left). A bathroom is located between Bedroom Four and the rear entrance. A landing is situated between Bedroom Two and Bedroom Four, with a staircase leading down from it. A central hall connects the bedrooms and the bathroom. A door labeled 'CPD' is located in the hall between Bedroom One and Bedroom Four.

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.