



88 HILLMORTON ROAD

£595,000 Freehold

RUGBY
WARWICKSHIRE
CV22 5AH



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented and spacious five bedroom period property that has been extended and is conveniently located for Rugby town centre and railway station. The property is of standard brick built construction with a tiled roof and benefits from all mains services being 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 operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation can be accessed off Cromwell Road and is set over two floors. In brief, the accommodation comprises of an entrance hall with a dog leg stair case rising to the first floor galleried landing. There is a useful boot room that leads through to the ground floor cloakroom/w.c. The lounge has a large bay window, period feature fireplace and a dedicated quaint book corner. There is a further reception room currently used as a study. The kitchen/breakfast room has a bay window to the side and is fitted with modern units, Belfast sink and central island. There is a Range style cooker with extractor over, space and plumbing for appliances, period feature fireplace and folding door giving access to the utility room, which houses the boiler. There are further French doors through to the extended dining room which has a sliding patio doors out to the garden.

To the first floor, the L-shaped landing has doors off to a w.c. and five well proportioned bedrooms with bedroom two housing the hot water tank. The first floor fully tiled shower room is fitted with a white suite and there is a further part tiled family bathroom fitted with a free standing roll top bath with shower attachment, feature wash hand basin and tiled flooring.

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

Externally, to the front is a large white stoned driveway providing ample off road parking for several vehicles. The mature enclosed rear garden is predominantly laid to lawn with a crazy paved patio area to the immediate rear, ideal for al fresco dining and entertaining. There is a shingled seating area and pathway leading to a hard standing providing further off road parking and gives access to a large garage/store room with power and lighting connected. The garage has vehicular access off Cromwell road and is securely set behind wrought iron gates.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 169 m² (1819 ft²).

AGENTS NOTES

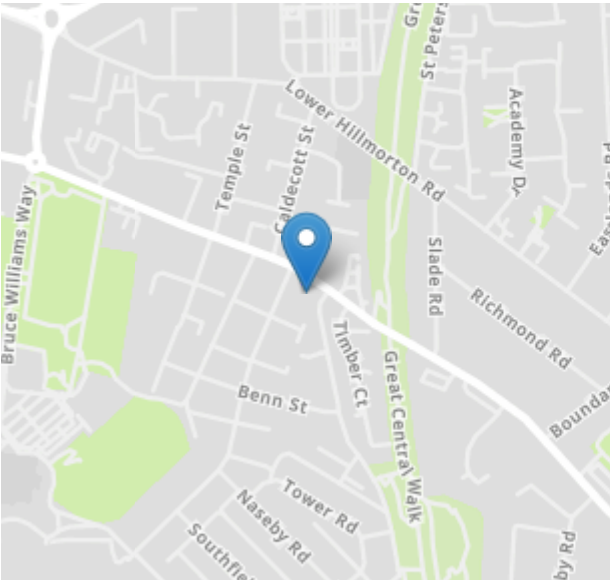
Council Tax Band 'E'.
What3Words: ///minute.boost.wanted

MORTGAGE & LEGAL ADVICE

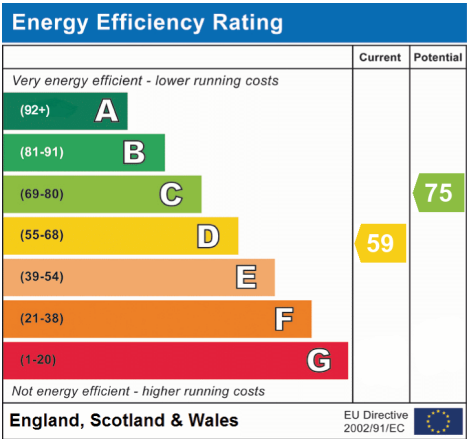
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **An Extended Five Bedroom Period Property Conveniently Located for Rugby Town Centre and Railway Station**
- **Boot Room and Ground Floor Cloakroom/W.C.**
- **Lounge, Study and Separate Dining Room**
- **First Floor W.C., Shower Room and Further Family Bathroom**
- **Kitchen/Breakfast Room with Separate Utility Room**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Mature Enclosed Rear Garden, Ample Off Road Parking and Garage/Store Room**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

- Entrance Hall**
10' 11" x 8' 10" (3.33m x 2.69m)
- Boot Room**
4' 11" x 4' 10" (1.50m x 1.47m)
- Ground Floor Cloakroom/W.C.**
4' 9" x 2' 10" (1.45m x 0.86m)
- Lounge**
20' 5" x 15' 5" (6.22m x 4.70m)
- Study**
12' 11" x 9' 10" maximum (3.94m x 3.00m maximum)
- Kitchen/Breakfast Room**
19' 5" maximum x 14' 0" maximum (5.92m maximum x 4.27m maximum)
- Utility Room**
5' 5" x 4' 9" (1.65m x 1.45m)
- Extended Dining Room**
13' 8" x 13' 7" (4.17m x 4.14m)

First Floor

- L-Shaped Galleried Landing**
18' 7" x 11' 6" (5.66m x 3.51m)
- W.C.**
4' 6" x 2' 9" (1.37m x 0.84m)
- Bedroom One**
15' 5" x 12' 5" (4.70m x 3.78m)
- Bedroom Two**
12' 11" x 8' 5" (3.94m x 2.57m)
- Bedroom Three**
12' 3" x 7' 7" (3.73m x 2.31m)
- Bedroom Four**
12' 2" x 7' 3" (3.71m x 2.21m)
- Bedroom Five**
8' 6" x 7' 5" (2.59m x 2.26m)
- First Floor Shower Room**
5' 1" x 3' 4" (1.55m x 1.02m)
- Family Bathroom**
7' 9" x 6' 4" (2.36m x 1.93m)

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.