



199 LOWER HILLMORTON ROAD

£270,000 Freehold

HILLMORTON
RUGBY
WARWICKSHIRE
CV21 3TR



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this mature three bedroom semi detached home located on the popular Lower Hillmorton Road with school playing field to the rear.

There are a range of amenities available within the area to include a parade of shops and stores, public house and excellent schooling for all ages.

There is a regular bus route to Rugby town centre and Rugby railway station offers a regular mainline intercity service to Birmingham New Street and London Euston within the hour. There is convenient commuter access to the M1, M6, A5 and A14 road and motorway networks.

The property is of traditional brick construction with a tiled roof and offers excellent potential to modernise, improve and extend (subject to usual planning permissions).

In brief, the accommodation is set over two floors and comprises of an entrance hall, lounge with feature fireplace, dining room, fitted kitchen, rear lobby and a ground floor w.c.

To the first floor there are three well proportioned bedrooms and a family bathroom fitted with a white suite.

The property benefits from Upvc double glazing, gas fired central heating to radiators and all mains services are connected.

Externally, there is ample off road parking to the front and side with access to a single garage. The rear garden is predominantly laid to lawn and adjoins school playing fields to the rear.

The property is being offered for sale with no onward chain and early viewing is recommended.

Gross internal area: 1001ft² (93m²).

AGENTS NOTES

Council Tax Band 'C'.
What3Words: ///cope.theme.shin

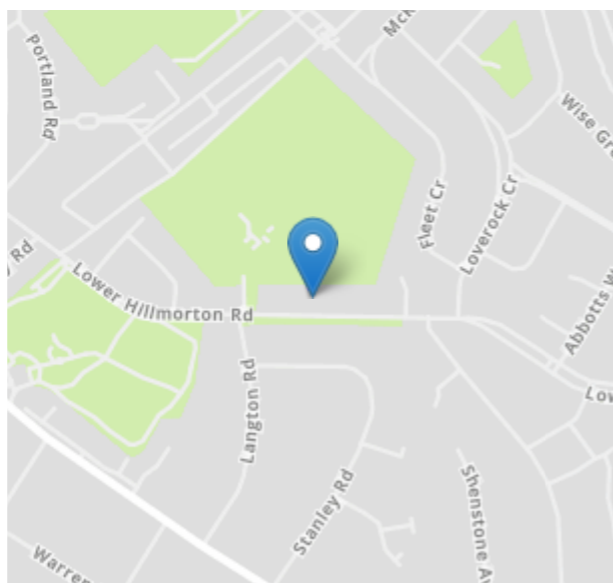
MORTGAGE & LEGAL ADVICE

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 Mature Three Bedroom Semi Detached Home
- Scope for Further Modernisation
- Two Reception Rooms, Fitted Kitchen
- First Floor Family Bathroom with White Suite
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- Ample Off Road Parking, Garage and Good Sized Rear Garden
- No Onward Chain, Early Viewing Advised



ROOM DIMENSIONS

Ground Floor

Entrance Hall

14' 1" x 5' 11" (4.29m x 1.80m)

Lounge

14' 0" x 12' 6" into bay (4.27m x 3.81m into bay)

Dining Room

12' 6" x 12' 2" (3.81m x 3.71m)

Kitchen

9' 4" x 7' 8" (2.84m x 2.34m)

Rear Lobby

6' 8" x 2' 8" (2.03m x 0.81m)

W.C.

4' 11" x 3' 1" (1.50m x 0.94m)

Boiler Cupboard

4' 11" x 3' 1" (1.50m x 0.94m)

First Floor

Bedroom One

14' 0" x 13' 1" into bay (4.27m x 3.99m into bay)

Bedroom Two

12' 6" x 10' 9" (3.81m x 3.28m)

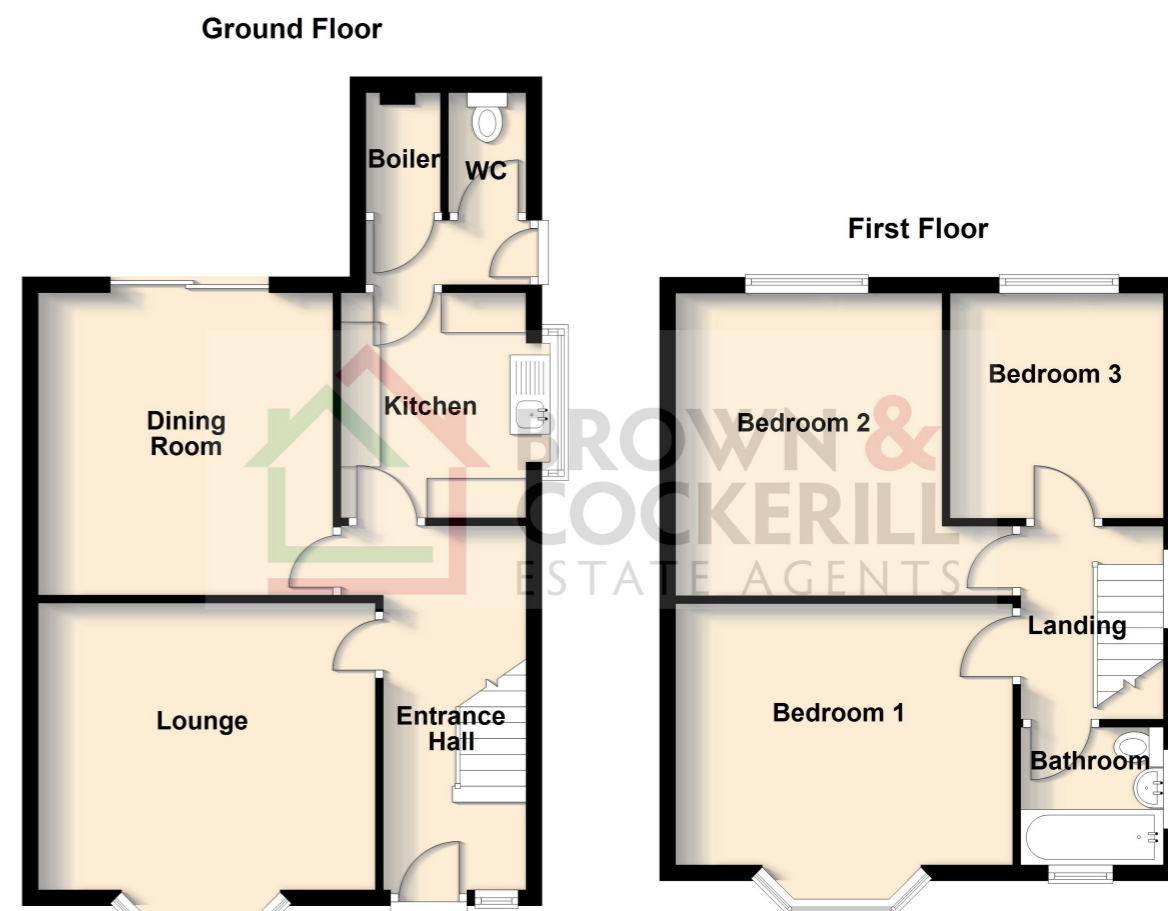
Bedroom Three

9' 3" x 7' 5" (2.82m x 2.26m)

Bathroom

5' 10" x 5' 9" (1.78m x 1.75m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(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 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.