



7 DEWAR GROVE

Offers Over £330,000 Freehold

ABBOTS FARM  
RUGBY  
WARWICKSHIRE  
CV21 4AT



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom semi detached property situated in the popular residential location of Abbots Farm, Hillmorton. 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 local amenities to include a parade of shops, public house, hot food take away outlets and excellent schooling for all ages.

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

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and doors off to a lounge with a bay window and feature fireplace. The separate dining room has sliding doors giving access to the Upvc conservatory with low level brick wall and glass roof. The fitted kitchen has an oven, hob with extractor over, integrated fridge/freezer and space and plumbing for appliances. The original pantry cupboard has recently been refitted to create a useful part tiled ground floor cloakroom/w.c.

To the first floor, the landing gives access to the master bedroom which has a bay window and built in wardrobes with sliding doors, The second bedroom has a large storage cupboard and there is a further bedroom with a boiler cupboard. The family shower room is fitted with a corner shower cubicle, vanity units with inset wash hand basin there is a separate w.c.

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

Externally, to the front is a lawned area and a slightly sloped driveway offering off road parking and gives access to the garage which has an up and over door. There is a mature and well maintained rear garden which is enclosed by timber fencing to the boundaries and predominantly laid to lawn.

Early viewing is highly recommended to avoid disappointment and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 88 m² (947 ft²).

AGENTS NOTES

Council Tax Band 'C'.  
Estimated Rental Value: £1300 pcm approx.  
What3Words: ///traded.junior.strict

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 Semi Detached Property**
- **Popular Residential Location**
- **Lounge with Bay Window and Feature Fireplace, Separate Dining Room**
- **Fitted Kitchen with Oven, Hob and Fridge/Freezer**
- **Conservatory and Ground Floor Cloakroom/W.C.**
- **First Floor Family Shower Room with Separate W.C.**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Garage, Off Road Parking and Enclosed Rear Garden**
- **Early Viewing is Highly Recommended, No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                    |         |                                                                                       |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                             |
| Very energy efficient - lower running costs |         |                                                                                       |
| (92+) <b>A</b>                              | 67      | 81                                                                                    |
| (81-91) <b>B</b>                            |         |                                                                                       |
| (69-80) <b>C</b>                            |         |                                                                                       |
| (55-68) <b>D</b>                            |         |                                                                                       |
| (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                     |         |  |

ROOM DIMENSIONS

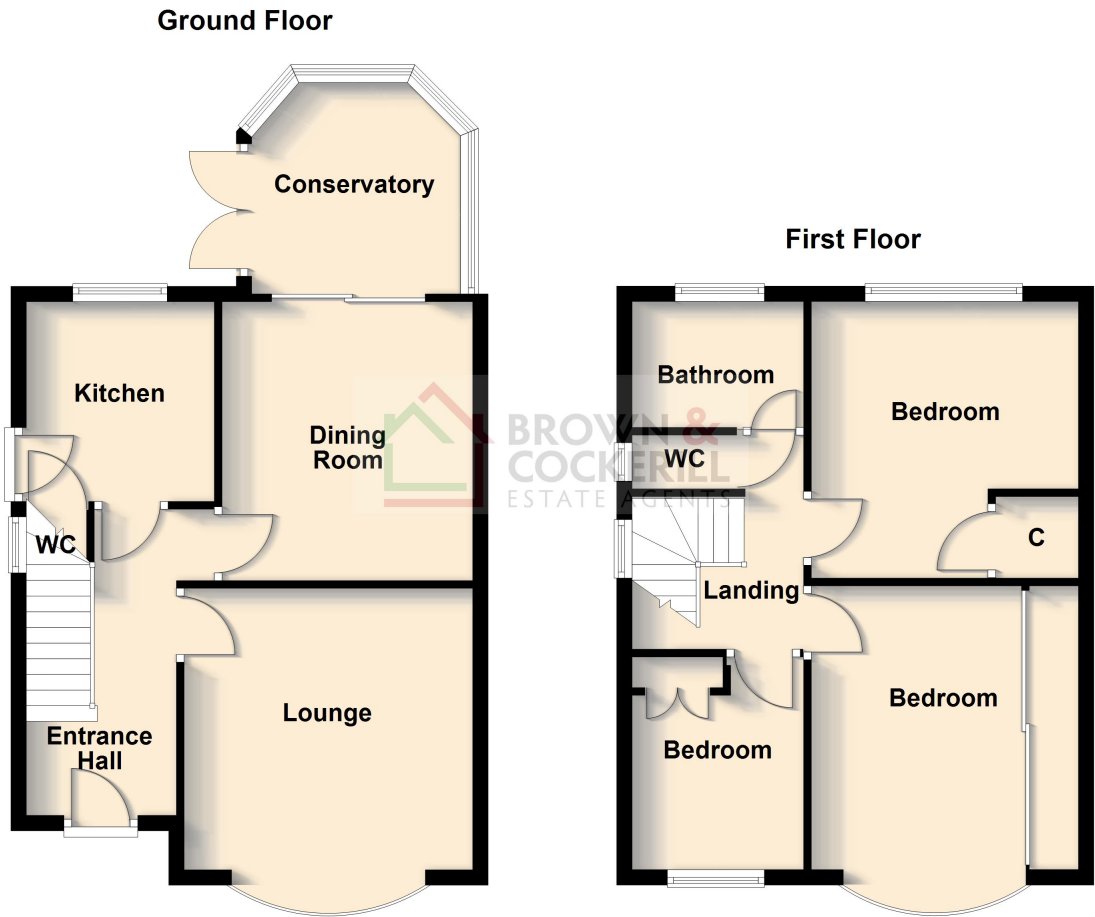
Ground Floor

**Entrance Hall**  
13' 1" x 6' 5" (3.99m x 1.96m)  
**Lounge**  
12' 4" x 12' 0" plus bay window (3.76m x 3.66m plus bay window)  
**Dining Room**  
11' 0" x 10' 9" (3.35m x 3.28m)  
**Conservatory**  
9' 1" x 9' 0" maximum (2.77m x 2.74m maximum)  
**Kitchen**  
8' 11" x 7' 10" (2.72m x 2.39m)  
**Ground Floor Cloakroom/W.C.**  
3' 0" x 2' 7" (0.91m x 0.79m)

First Floor

**Landing**  
10' 0" x 7' 5" (3.05m x 2.26m)  
**Bedroom One**  
12' 1" excluding bay window x 11' 5" (3.68m excluding bay window x 3.48m)  
**Bedroom Two**  
12' 0" x 11' 5" (3.66m x 3.48m)  
**Bedroom Three**  
9' 1" x 7' 6" (2.77m x 2.29m)  
**Family Shower Room**  
7' 5" x 5' 5" (2.26m x 1.65m)  
**Separate W.C.**  
4' 6" x 2' 4" (1.37m x 0.71m)

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.