



55 SIDNEY ROAD

Guide Price £400,000 Freehold

HILLMORTON
RUGBY
WARWICKSHIRE
CV22 5LB



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented and extended three bedroom detached property situated in the sought after residential location of Hillmorton, Rugby. The property is of standard brick built construction with a tiled roof and has all mains services connected.

A comprehensive range of amenities are available within the local area to include a parade of shops and stores, supermarkets, public houses, hot food take away outlets, hairdressers and highly sought after schooling for all ages.

Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street. There are regular bus services to Rugby town centre and easy 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 a storm over entrance door with tiled flooring and an entrance hall with under stairs storage cupboard and stairs rising to the first floor landing. The lounge has Upvc double glazed French doors opening onto the rear garden and there is a separate dining room with a bay window. The fitted kitchen has tiled flooring, space and plumbing for appliances and a pedestrian door giving access to the side of the property. The ground floor cloakroom/w.c. is fully tiled and fitted with a low level w.c. and wall mounted wash hand basin.

To the first floor, the landing gives access to loft space and doors off to two double bedrooms and a further single bedroom. The family bathroom has ceramic tiled flooring and walls and is fitted with a four piece white suite to include a panelled bath, separate shower cubicle, pedestal wash hand basin and low level w.c.

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

Externally, to the front is a Tarmac driveway providing off road parking which is enclosed by timber fencing continuing around to the side of the property. There is an external water connection and a side timber gate giving access to the rear. The rear garden is enclosed by timber fencing to the boundaries and is predominantly laid to lawn with a patio area to the immediate rear which offers an ideal al fresco dining/entertaining space. There are herbaceous borders with shrubs and established trees and the garden has a private aspect overlooking school playing fields,

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 89 m² (957 ft²).

AGENTS NOTES

Council Tax Band 'D'
Estimated Rental Value: £1250 pcm approx.
What3Words: //money.clever.tummy

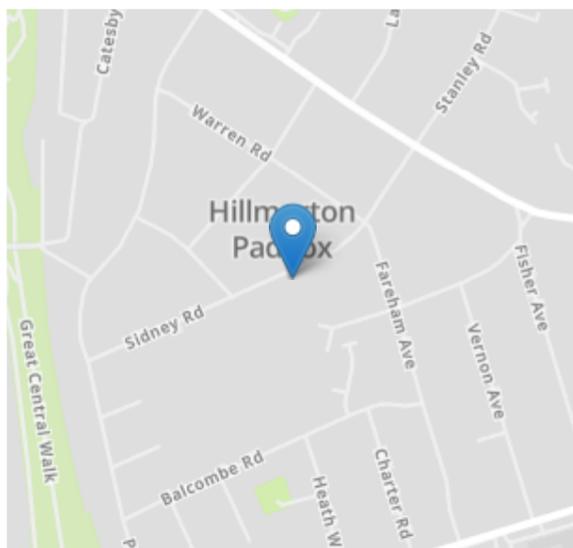
MORTGAGE & LEGAL ADVICE

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 Well Presented and Extended Three Bedroom Detached Property**
- **Sought After Residential Location**
- **Lounge with French Doors to the Rear and Separate Dining Room**
- **Fitted Kitchen with Space/Plumbing for Appliances and Ground Floor Cloakroom/W.C.**
- **First Floor Family Bathroom with Four Piece Suite**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden and Off Road Parking**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

ROOM DIMENSIONS

Ground Floor

Entrance Hall

12' 4" x 11' 4" (3.76m x 3.45m)

Lounge

18' 0" x 11' 9" (5.49m x 3.58m)

Dining Room

12' 8" x 12' 2" (3.86m x 3.71m)

Kitchen

13' 7" x 7' 3" (4.14m x 2.21m)

Ground Floor Cloakroom/W.C.

4' 1" x 2' 3" (1.24m x 0.69m)

First Floor

Bedroom One

12' 4" x 10' 0" (3.76m x 3.05m)

Bedroom Two

11' 9" x 10' 4" (3.58m x 3.15m)

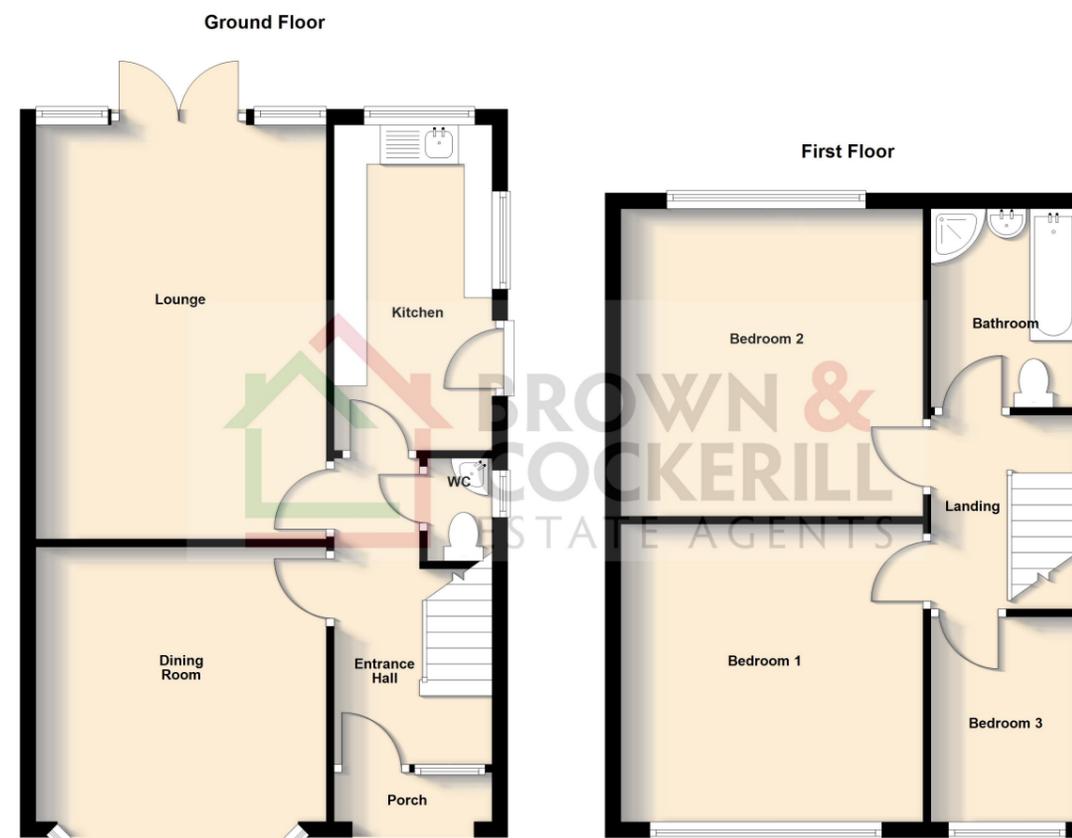
Bedroom Three

6' 9" x 6' 6" (2.06m x 1.98m)

Family Bathroom

7' 4" x 6' 3" (2.24m x 1.91m)

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.