

41 GAINSBOROUGH CRESCENT

£330,000 Freehold

HILLMORTON
RUGBY
WARWICKSHIRE
CV21 4DQ



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended three bedroom family home located in the popular residential area of Hillmorton, Rugby. 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 which is well served by a parade of shops and stores, supermarkets, public houses, hot food takeaway outlets, churches of several denominations and has excellent local schooling for all ages.

Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston within an hour and there is also convenient commuter access to the M1, M6, A5 and A14 road and motorway networks.

The accommodation is set over two floors and in brief comprises of an entrance hall with stairs rising to the first floor landing and door off to an open plan lounge/dining/garden room. The lounge area has a feature fireplace and the garden room area has two velux windows and French doors opening onto the rear garden. The kitchen has space and plumbing for appliances, a large under stairs storage cupboard and door through to the lean to located at the side of the property. The lean to is separated into two rooms with doors giving access to the front and rear of the property.

To the first floor; the landing has a storage/boiler cupboard and doors off to three well proportioned bedrooms with two having fitted mirrored wardrobes, family bathroom and further separate w.c. The family bathroom is fitted with a four piece white suite to include a panelled bath, separate shower cubicle and vanity units with inset wash hand basin and low level w.c.

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

Externally, to the front of the property is a block paved driveway providing ample off road parking. The rear garden is enclosed by timber fencing to the boundaries and is block paved with a paved patio area and steps rising to a further paved patio area with decorative slate chipping borders.

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

Gross Internal Area: approx. 110 m² (1184 ft²).

AGENTS NOTES

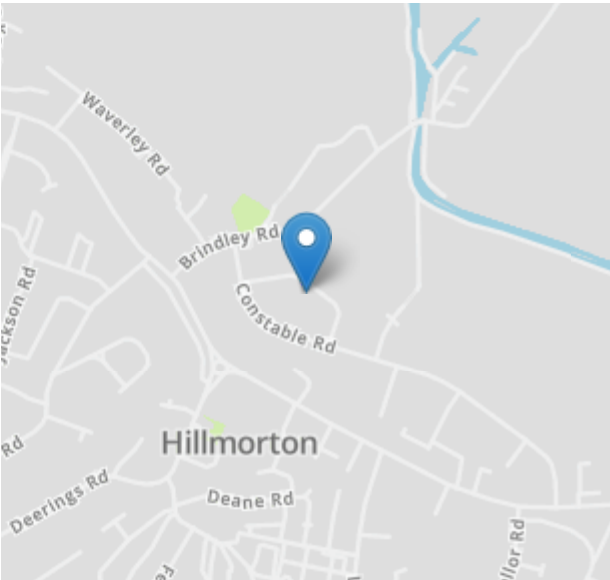
Council Tax Band 'D'.
Estimated Rental Value: £1200 pcm approx.
What3Words: ///usual.sleeps.scary

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 Three Bedroom Detached Family Home
- Popular Residential Location
- Open Plan Lounge/Dining/Garden Room with Feature Fireplace and French Doors to Rear Garden
- Kitchen with Door to Lean To
- First Floor Family Bathroom with Four Piece Suite and Further Separate W.C.
- Enclosed Rear Garden and Off Road Parking
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Early Viewing is Highly Recommended and No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

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

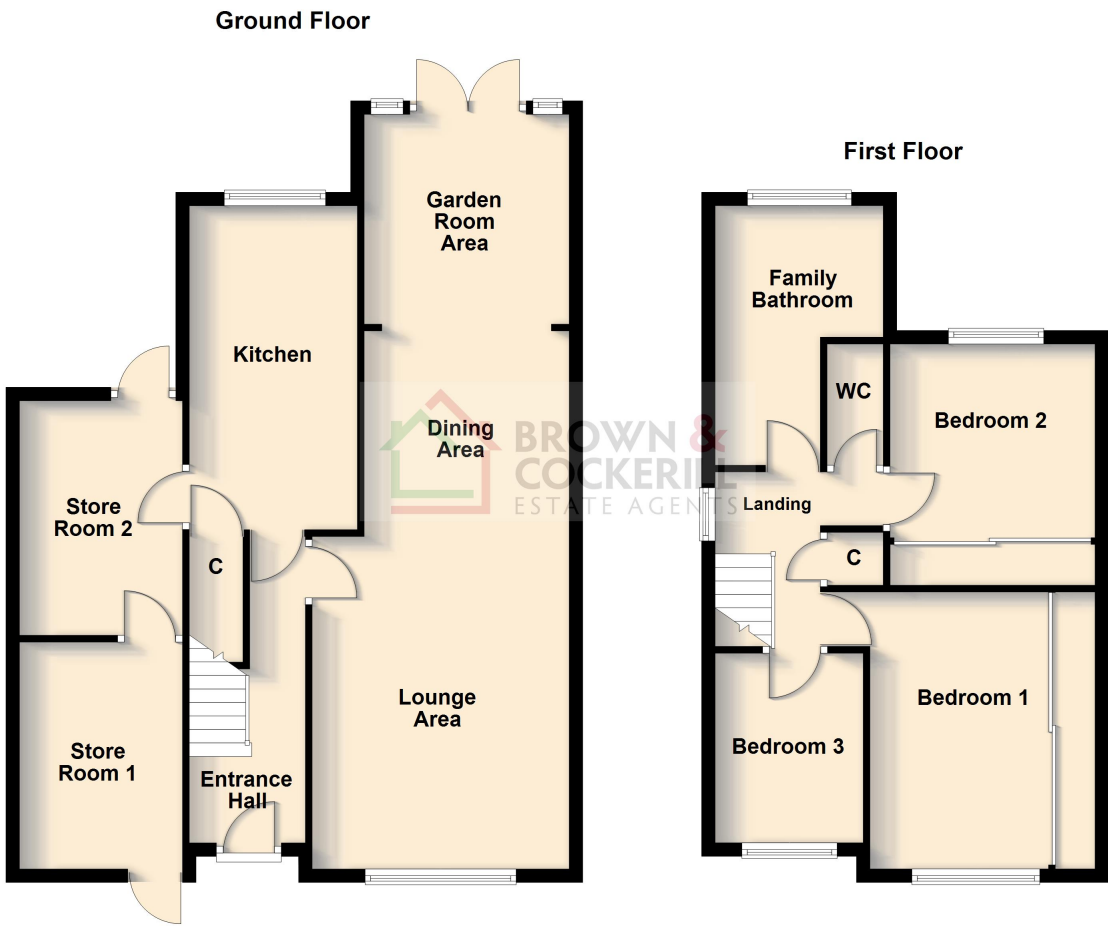
Ground Floor

Entrance Hall
14' 11" x 6' 2" (4.55m x 1.88m)
Open Plan Lounge/Dining/Family Room
Lounge: 16' 2" x 12' 6" (4.93m x 3.81m)
Dining Area: 10' 0" x 9' 6" (3.05m x 2.90m)
Garden Room: 10' 2" x 10' 0" (3.10m x 3.05m)
Kitchen
15' 9" x 8' 2" (4.80m x 2.49m)
Lean To
Room One: 11' 5" x 7' 10" (3.48m x 2.39m)
Room Two: 11' 0" x 7' 11" (3.35m x 2.41m)

First Floor

Landing
9' 0" x 8' 3" (2.74m x 2.51m)
Bedroom One
13' 6" x 12' 3" (4.11m x 3.73m)
Bedroom Two
11' 9" x 10' 1" (3.58m x 3.07m)
Bedroom Three
9' 3" x 7' 11" (2.82m x 2.41m)
Family Bathroom
12' 5" maximum x 8' 3" (3.78m maximum x 2.51m)
Separate W.C.
10' 5" x 5' 11" (3.17m x 1.80m)

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.