



6 WISE GROVE

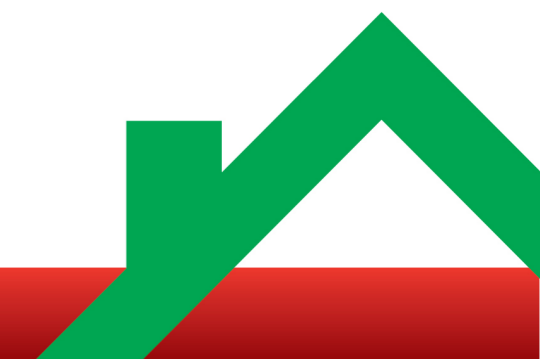
Guide Price £279,000 Freehold

HILLMORTON
RUGBY
WARWICKSHIRE
CV21 4BA



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this standard construction brick built two bedroom detached bungalow situated on the popular residential estate of Abbots Farm in Hillmorton, Rugby.

There are a range of amenities available within the local area to include a parade of shops and stores, public houses, hot food take away outlets, schooling for all ages, bus routes to Rugby town centre and rural walks through the countryside and along the canal.

Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street. There is easy commuter access to the M1, M6, A5 and A14 road and motorway networks.

In brief, the property comprises of an entrance hall, lounge with feature fireplace and separate dining room, fitted kitchen, conservatory, two well proportioned bedrooms and a family bathroom fitted with a three piece white suite.

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

Externally, to the front of the property is a garden with a driveway to the side offering off road parking and leading to the single garage. To the rear is an enclosed and good sized garden which is predominantly laid to lawn with established borders, raised borders, greenhouse and summerhouse.

Early viewing is advised to appreciate the property on offer.

Gross Internal Area: approx. 57 m² (613 ft²).

AGENTS NOTES

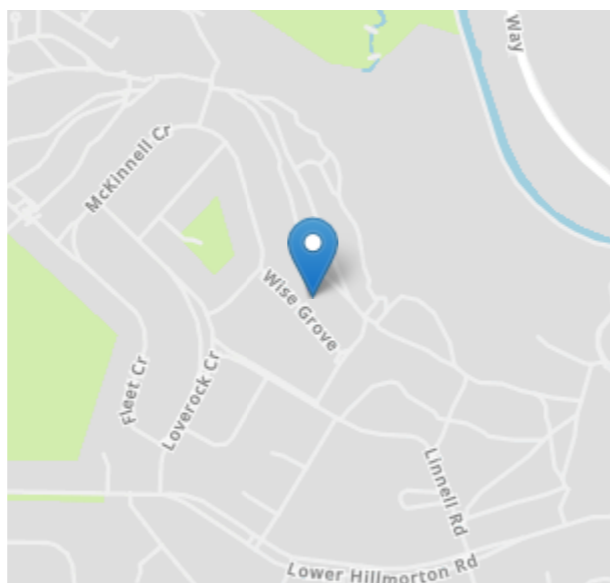
Council Tax Band 'B'.
Estimated Rental Value: £900 pcm approx.
What3Words: //sting.ranged.planet

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 Two Bedroom Detached Bungalow**
- **Popular Residential Location**
- **Lounge with Feature Fireplace and Separate Dining Room**
- **Fitted Kitchen and Conservatory**
- **Family Bathroom with Three Piece White Suite**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Garage and Off Road Parking**
- **Early Viewing is Advised**



ROOM DIMENSIONS

Ground Floor

Entrance Hall

6' 2" x 2' 4" (1.88m x 0.71m)

Lounge

12' 3" x 10' 0" (3.73m x 3.05m)

Dining Room

11' 0" x 8' 5" (3.35m x 2.57m)

Kitchen

9' 0" x 6' 9" (2.74m x 2.06m)

Conservatory

7' 6" x 4' 9" (2.29m x 1.45m)

Bedroom One

12' 0" x 10' 0" (3.66m x 3.05m)

Bedroom Two

9' 0" x 7' 2" (2.74m x 2.18m)

Bathroom

5' 8" x 5' 5" (1.73m x 1.65m)

Externally

Single Garage

FLOOR PLAN



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	67	
(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.