



## 31 CHARTER ROAD

HILLMORTON  
RUGBY  
WARWICKSHIRE  
CV22 5HX

**£285,000 Freehold**



## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this stunning three bedroom semi detached home located in the popular residential area of Hillmorton, Rugby.

The property has just undergone a full programme of improvement works to include replastering, rewiring, a new kitchen and bathroom, new windows, landscaping of the front and rear gardens and modern contemporary flooring and carpets throughout.

There are a range of amenities available within the immediate area to include shops and stores, Paddox Primary and Ashlawn schools and excellent commuter access to the M1, M6, A5 and A14 road and motorway networks. Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston within the hour.

In brief, the accommodation comprises of an entrance hall, lounge with feature bay window and a refitted kitchen/dining room with integrated hob and oven and access to the rear garden.

To the first floor, there are three well proportioned bedrooms and a modern bathroom which has been fitted with a contemporary white suite.

The property benefits from gas fired central heating to radiators via a new combination boiler and has newly installed Upvc double glazing.

Externally, there is off road parking available to the front. The enclosed rear garden is predominantly laid to lawn with a patio area to the immediate rear.

Offered for sale with no onward chain, early viewing is considered essential.

## AGENTS NOTES

Council Tax Band 'B'.

Estimated Rental Value: £1250 pcm approx.

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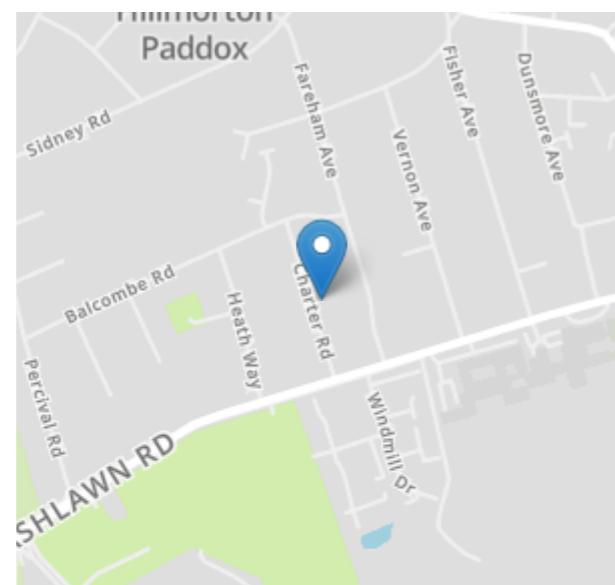
## MORTGAGE & LEGAL ADVICE

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 Stunning Three Bedroom Semi-Detached Family Home
- Recently Undergone Extensive Renovation & Improvement
- Lounge with Feature Bay Window
- New Kitchen/Dining Room with Hob & Oven
- New First Floor Bathroom with White Suite
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- Off Road Parking, Enclosed Rear Garden with Patio
- Early Viewing Considered Essential, No Onward Chain



## ENERGY PERFORMANCE CERTIFICATE

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

3' 5" x 3' 6" (1.04m x 1.07m)

#### Lounge

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

#### Kitchen/Dining Room

15' 8" x 10' 11" (4.78m x 3.33m)

### First Floor

#### Bedroom One

12' 2" x 9' 2" (3.71m x 2.79m)

#### Bedroom Two

11' 1" x 9' 3" (3.38m x 2.82m)

#### Bedroom Three

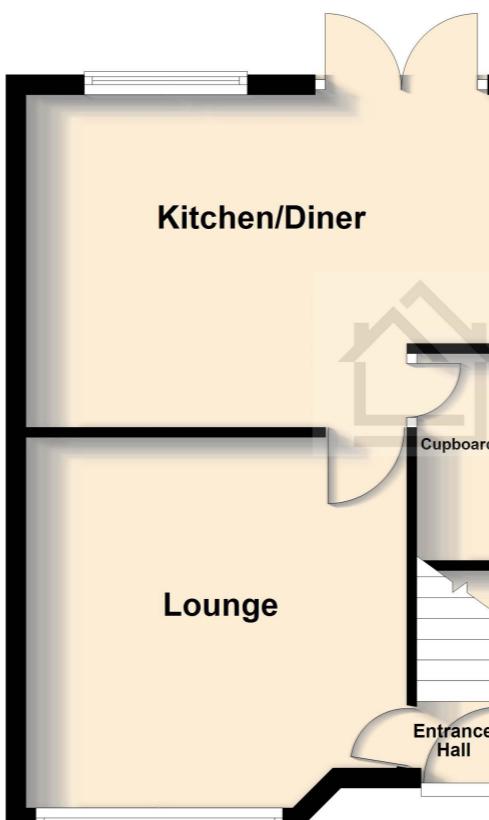
8' 2" x 6' 3" (2.49m x 1.91m)

#### Bathroom

6' 2" x 5' 0" (1.88m x 1.52m)

## FLOOR PLAN

### Ground Floor



### First Floor



## 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.