



## 43 EASTLANDS ROAD

HILLMORTON  
RUGBY  
WARWICKSHIRE  
CV21 3RP

**£280,000 Freehold**



## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom detached property which is situated in the popular residential location of Hillmorton, Rugby. The property requires some updating and is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

Rugby town centre offers a wealth of shops and stores, public library, churches of several denominations, supermarkets and many restaurants, takeaway outlets and bars and there is excellent local schooling for all ages.

Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour. There is also easy commuter access to the surrounding 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 porch opening into the entrance hall which has slatted stairs rising to the first floor landing. The lounge has a feature fireplace with inset fire and sliding doors opening through to an open plan dining room/kitchen/entertaining space. There is a door off the entertaining space giving access to the rear garden.

To the first floor, the L-shaped landing has doors off to two double bedrooms both with fitted wardrobes and a further single bedroom. The part tiled family bathroom is fitted with a three piece coloured suite to include a panelled bath with shower attachment, pedestal wash hand basin and low level w.c.

The property benefits from gas fired central heating to radiators, has one double glazed window with the remainder being secondary glazed.

Externally, to the front is a block paved driveway providing ample off road parking with gates leading to a continuation of the block paving which leads to the detached garage. The enclosed rear garden is currently overgrown and requires cultivation.

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

## AGENTS NOTES

Council Tax Band 'C'.

What3Words: ///complains.bucket.dined

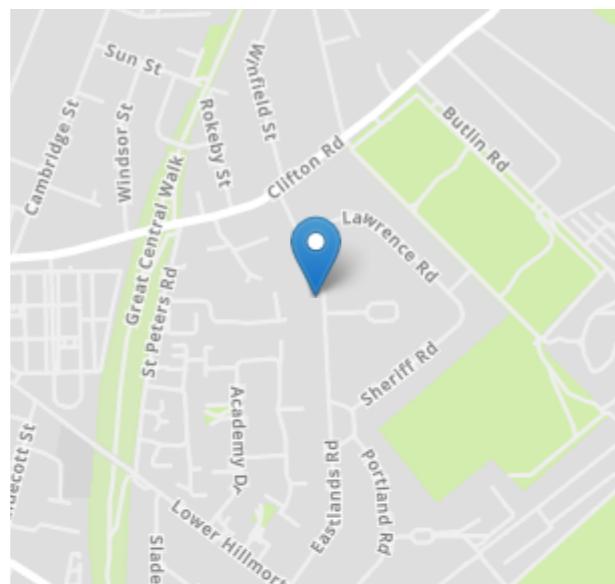
## MORTGAGE & LEGAL ADVICE

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 Detached Property
- Popular Residential Location
- Lounge and Open Plan Dining Room/Kitchen/Entertaining Space
- Predominantly Secondary Glazed and Gas Fired Central Heating to Radiators
- Two Double Bedrooms with Built in Wardrobes and Further Single Bedroom
- First Floor Family Bathroom with Three Piece Coloured Suite
- Enclosed Rear Garden in Need of Cultivation, Off Road Parking and Garage
- Early Viewing Advised and No Onward Chain



## ENERGY PERFORMANCE CERTIFICATE

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Porch

6' 1" x 1' 7" (1.85m x 0.48m)

#### Entrance Hall

13' 7" x 6' 6" (4.14m x 1.98m)

#### Lounge

15' 4" maximum x 12' 0" (4.67m maximum x 3.66m)

#### Open Plan Dining Room/Kitchen/Entertaining Space

Dining Area: 11' 6" x 8' 9" (3.51m x 2.67m)

Kitchen Area: 15' 5" x 8' 7" (4.70m x 2.62m)

Entertaining Space: 11' 6" x 9' 9" (3.51m x 2.97m)

### First Floor

#### Landing

10' 0" x 6' 5" (3.05m x 1.96m)

### Bedroom One

13' 1" x 12' 1" (3.99m x 3.68m)

### Bedroom Two

12' 1" x 11' 0" (3.68m x 3.35m)

### Bedroom Three

7' 9" x 6' 4" (2.36m x 1.93m)

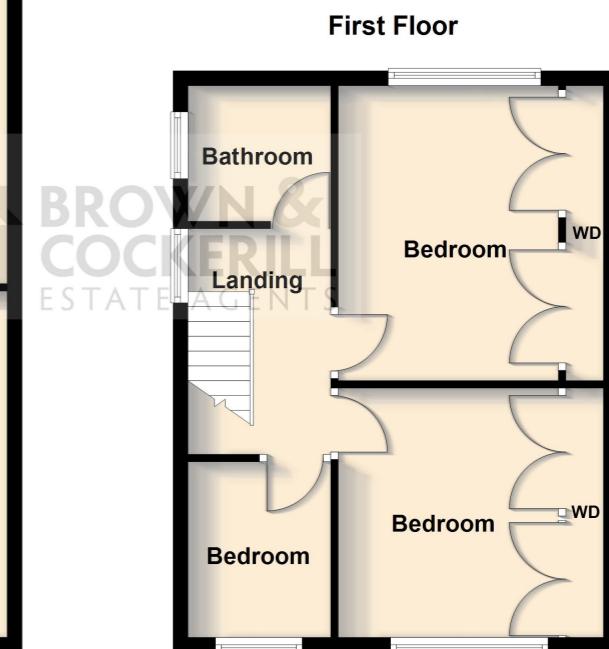
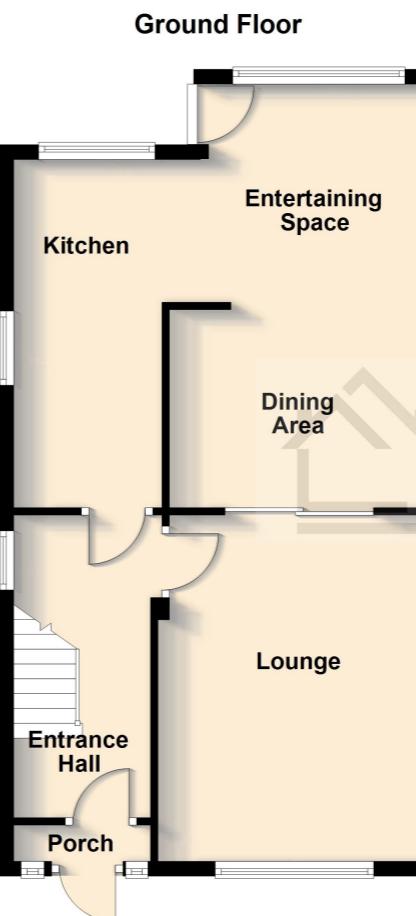
### Family Bathroom

5' 10" x 5' 9" (1.78m x 1.75m)

### Externally

### Garage

## 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.