



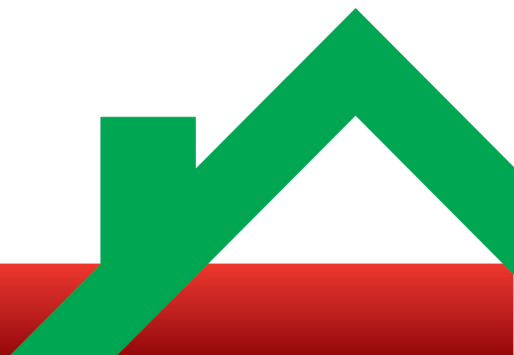
**111 KINGSLEY AVENUE** Offers in the region of £320,000 Freehold

HILLMORTON  
RUGBY  
WARWICKSHIRE  
CV21 4JZ



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | [sales@brownandcockerill.co.uk](mailto:sales@brownandcockerill.co.uk) | [www.brownandcockerill.co.uk](http://www.brownandcockerill.co.uk)





DESCRIPTION

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

There are a range of amenities available within the immediate area to include a local convenience store, hairdressers, newsagents, hot food takeaway outlets and bus routes to Rugby town centre, whilst also being a short walk from Abbots Farm Infant & Junior Schools.

The property is conveniently situated for easy commuter access to M1/M6/A5/A45 and A426 road and motorway networks and Rugby railway station offers a mainline intercity service to London Euston in under an hour, and Birmingham New Street.

The accommodation is set over two floors and in brief, comprises of an entrance hall with original tiled flooring and stairs rising to the first floor landing. The spacious open plan lounge/dining room has a bay window, feature fireplace and original wooden floor boards and double doors opening onto the rear garden. The property has been extended to create a garden room with double doors opening onto the rear garden, and gives access to a large storage cupboard and ground floor cloakroom/w.c. The extended galley kitchen has a pedestrian door opening onto the side of the property, houses the recently installed gas combination central boiler and has a useful pantry cupboard.

To the first floor there are two double bedrooms with the master bedroom having a bay window and fitted wardrobes and the second bedroom overlooks the rear garden. There is a further single bedroom and a large family bathroom that has been recently refitted with a modern three piece white suite.

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

Externally, there is a driveway to the front offering ample off road parking for three vehicles and leads to a single garage. The generously sized rear garden is enclosed by recently installed fencing to the boundaries and has a large patio area ideal for al fresco dining and entertaining, with the remainder laid to lawn with various shrub borders.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 93 m² (1001 ft²).

PERSONAL INTEREST

We are required under the Estate Agents Act 1979, and the provision of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is an employee of Brown & Cockerill Estate Agents and is therefore a 'connected person' as defined by that Act.

AGENTS NOTES

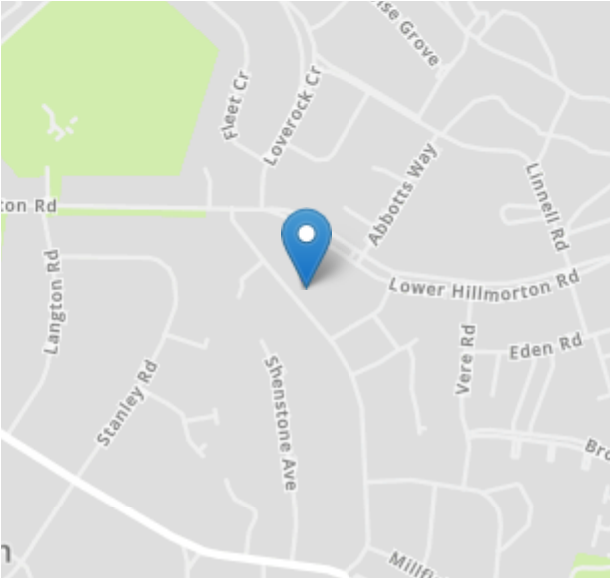
Council Tax Band 'C'.  
Estimated Rental Value: £1300 pcm approx.  
What3Words: ///backs.rival.saves

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 Semi Detached Property in Sought After Residential Location**
- **Entrance Hall with Original Tiled Flooring**
- **Open Plan Lounge/Dining Room with Feature Fireplace, Original Wooden Flooring and Double Doors to Rear**
- **Extended Galley Kitchen, Garden Room and Ground Floor Cloakroom/W.C.**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Recently Refitted First Floor Family Bathroom with Modern White Suite**
- **Enclosed Rear Garden, Ample Off Road Parking and**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	60	82
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

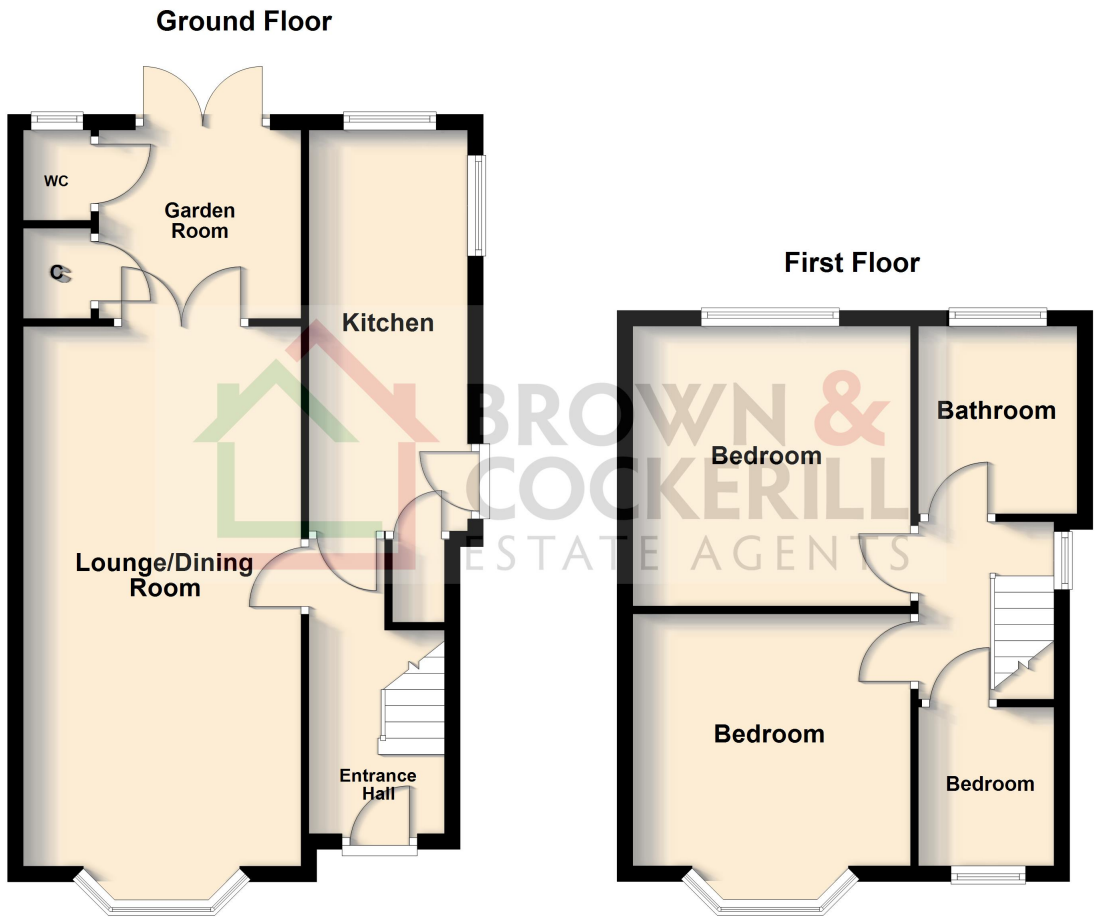
Ground Floor

**Entrance Hall**  
12' 5" x 5' 8" (3.78m x 1.73m)  
**Open Plan Lounge/Dining Room**  
22' 8" excluding bay window x 11' 8" (6.91m excluding bay window x 3.56m)  
**Garden Room**  
8' 6" x 7' 11" (2.59m x 2.41m)  
**Ground Floor Cloakroom/W.C.**  
3' 10" x 2' 10" (1.17m x 0.86m)  
**Kitchen**  
16' 10" x 6' 8" (5.13m x 2.03m)  
**First Floor**  
**Landing**  
7' 5" x 5' 8" (2.26m x 1.73m)

Bedroom One

11' 8" excluding bay window x 10' 7" (3.56m excluding bay window x 3.23m)  
**Bedroom Two**  
11' 8" x 11' 8" (3.56m x 3.56m)  
**Bedroom Three**  
6' 8" x 5' 8" (2.03m x 1.73m)  
**Family Bathroom**  
7' 11" x 6' 8" (2.41m x 2.03m)  
**Externally**  
**Garage**  
16' 0" x 8' 0" (4.88m x 2.44m)

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.