



4 BONNINGTON CLOSE

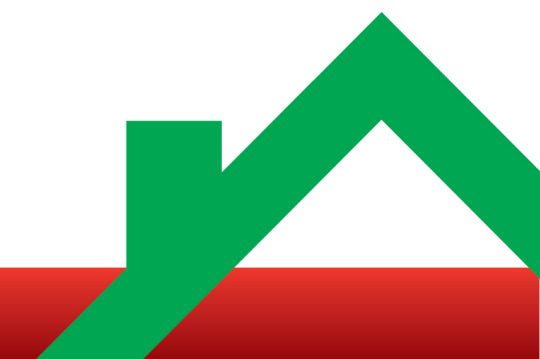
Guide Price £310,000 Freehold

HILLMORTON
RUGBY
WARWICKSHIRE
CV21 4DG



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this spacious two/three bedroom detached bungalow located within a cul-de-sac in this sought after residential area of Hillmorton, Rugby.

The property is of traditional brick construction with a concrete tiled roof, and offers excellent scope for further modernisation and improvement. There are a range of amenities available within the immediate area to include shops and stores, public houses, canalside walks and bus routes to Rugby town centre.

There are excellent transport links to the Midland road and motorway networks and Rugby railway station is a short drive away and offers an intercity service to London Euston in under an hour and Birmingham New Street.

In brief, the accommodation comprises of an entrance porch, entrance hall, lounge with feature fireplace, kitchen, master bedroom with built in wardrobes, bedroom two, bedroom three/dining room, conservatory and a bathroom with separate shower cubicle.

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

Externally, there is ample off-road parking to the side with access to an oversized single garage with carport. The rear garden has a paved patio seating area with lawn and vegetable patch.

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

Gross Internal Area: 602 ft² (56 m²).

AGENTS NOTES

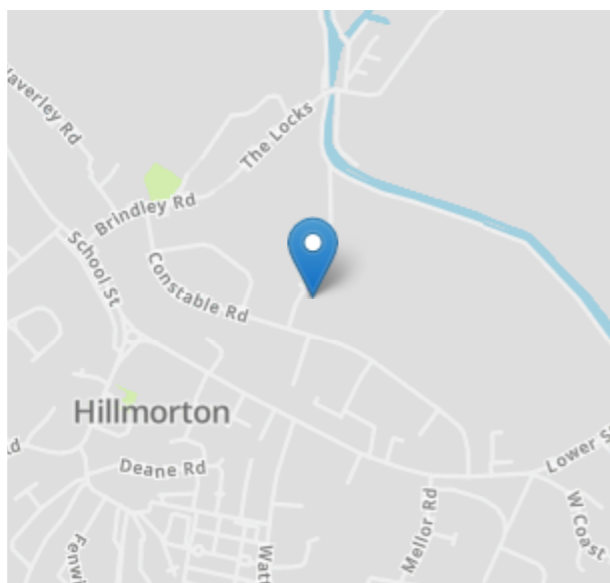
Council Tax Band: 'D'.
All main services are connected.
What3Words: ///weds.upper.maps

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 Spacious Two/Three Bedroom Detached Bungalow
- Scope for Further Modernisation & Improvement
- Lounge with Feature Fireplace
- Fitted Kitchen, Family Bathroom with Separate Shower Cubicle
- Built in Wardrobes to Bedroom One
- Bedroom Three/Dining Room, Conservatory
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- Ample Off-Road Parking, Oversized Single Garage & Carport
- No Onward Chain, Vacant Possession



ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | | |
| (55-68) | D | 64 | |
| (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 Porch

9' 10" x 8' 8" (3.00m x 2.64m)

Entrance Hall

14' 11" x 6' 1" (4.55m x 1.85m)

Lounge

16' 1" x 10' 0" (4.90m x 3.05m)

Kitchen

14' 0" x 9' 8" (4.27m x 2.95m)

Bathroom

8' 3" x 6' 8" (2.51m x 2.03m)

Bedroom One

12' 6" to wardrobes x 10' 0" (3.81m to wardrobes x 3.05m)

Bedroom Two

11' 11" x 7' 9" (3.63m x 2.36m)

Bedroom Three/Dining Room

12' 0" x 9' 9" (3.66m x 2.97m)

Conservatory

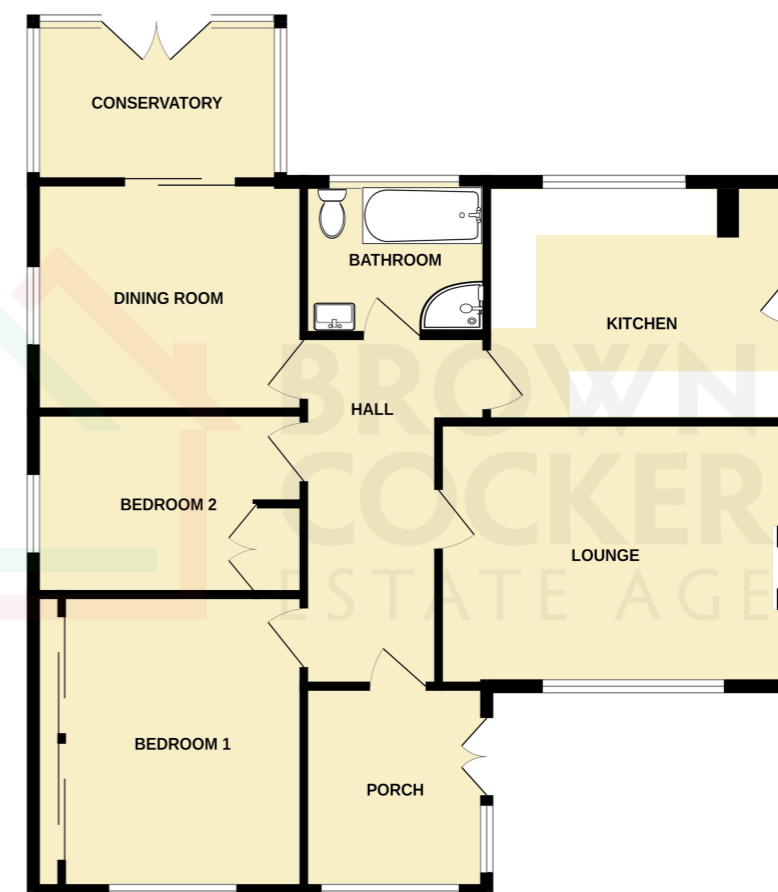
9' 9" x 6' 8" (2.97m x 2.03m)

Externally

Garage

24' 2" x 9' 11" (7.37m x 3.02m)

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.