

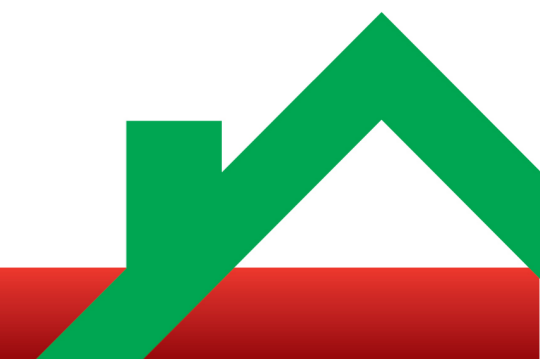
**301 LOWER HILLMORTON ROAD** Offers In The Region Of £305,000 Freehold

HILLMORTON  
RUGBY  
WARWICKSHIRE  
CV21 4AD



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom semi detached dormer style bungalow which is of standard brick built construction with a tiled roof and is located in the popular residential location of Hillmorton, Rugby.

There are a range of amenities available within the immediate area to include a local convenience store, hairdressers, newsagents, hot food takeaway outlets and regular bus services. Nearby Rugby town centre offers a wealth of shops and stores, public library, churches of several denominations, supermarkets and many restaurants/cafes, takeaway outlets, public houses and there is excellent local schooling for all ages.

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 leading through to an inner hallway and lobby which has stairs rising to the first floor. The lounge has a bay window and feature fireplace. The modern fitted kitchen has space for Range style cooker with extractor over and tiled splash back and leads through to the dining room with French doors opening onto the rear garden. The conservatory is of Upvc double glazed construction with low level brick wall and glass roof. There is a modern ground floor bathroom fitted with a four piece white suite to include a freestanding roll top bath, separate shower cubicle, vanity unit with inset wash hand basin and low level w.c.

To the first floor is the master bedroom which has windows to both sides, large built in wardrobes and door through to an en-suite fitted with a low level w.c. and vanity unit with inset wash hand basin.

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

Externally, the property is accessed via an entrance door to the right side of the property and the fore garden has shrubs and a large block paved driveway wrapping around to the side of the property which provides off road parking for several vehicles and has gated pedestrian access to the rear garden. The mature rear garden is enclosed by timber fencing and is predominantly laid to lawn with a paved patio area to the immediate rear.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 98 m<sup>2</sup> (1054 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Value: £1100 pcm approx.

What3Words: ///narrow.certified.river

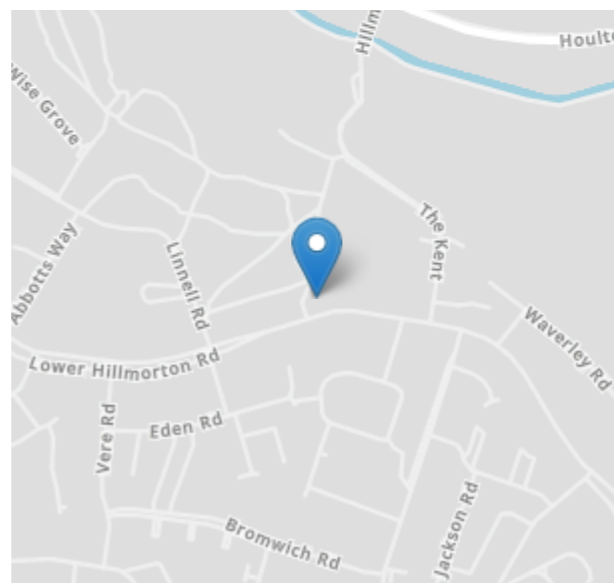
## MORTGAGE & LEGAL ADVICE

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

- An Extended Two Bedroom Semi Detached Dormer Style Bungalow
- Popular Residential Location
- Lounge with Feature Fireplace and Separate Dining Room
- Conservatory and Fitted Kitchen with French Door to Rear Garden
- Ground Floor Bathroom with Four Piece White Suite
- Ground Floor Bedroom and First Floor Master Bedroom with En-Suite W.C.
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden, Ample Off Road Parking, Early Viewing is Highly Recommended



## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

4' 5" x 4' 0" (1.35m x 1.22m)

#### Inner Hallway

22' 0" x 7' 0" (6.71m x 2.13m)

#### Lobby

10' 8" x 5' 5" (3.25m x 1.65m)

#### Lounge

12' 9" x 11' 11" (3.89m x 3.63m)

#### Bedroom Two

12' 3" x 11' 5" (3.73m x 3.48m)

#### Bathroom

9' 1" x 6' 8" (2.77m x 2.03m)

### Kitchen

9' 4" x 8' 9" (2.84m x 2.67m)

### Dining Room

10' 1" x 8' 9" (3.07m x 2.67m)

### Conservatory

8' 9" x 7' 5" (2.67m x 2.26m)

### First Floor

#### Bedroom One

17' 2" x 8' 6" (5.23m x 2.59m)

#### En-Suite W.C.

5' 3" x 5' 0" (1.60m x 1.52m)

## FLOOR PLAN



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	71
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.