



107 SIDNEY ROAD

Guide Price £495,000 Freehold

HILLMORTON
RUGBY
WARWICKSHIRE
CV22 5LD



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DESCRIPTION

Brown and Cockerill Estate Agents are delight to offer for sale this spacious and immaculately finished four bedroom detached family home, situated in the popular residential suburb of Hillmorton.

There are a comprehensive range of amenities within the area to include a parade of shops and stores, supermarket, public houses, church, primary, junior and secondary schooling, bus routes to Rugby town centre and walks along the Great Central railway.

In brief the accommodation comprises of an entrance hall, lounge with feature fireplace, open plan kitchen/family room/dining room room with integral appliances with separate utility room and ground floor cloakroom w.c.

To the first floor there are three spacious double bedrooms and a single bedroom. There is a beautifully fitted family bathroom with a three piece white suite with a shower over the bath.

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

Externally, there is ample off road parking to the front and a private rear garden with a summer house.

Early viewing is considered essential.

Gross Internal Area: approx. 119 m² (1280 ft²).

AGENTS NOTES

Council Tax Band 'D'.
Estimated Rental Value: £1,400 pcm approx.
What3Words: ///decks.buns.critic

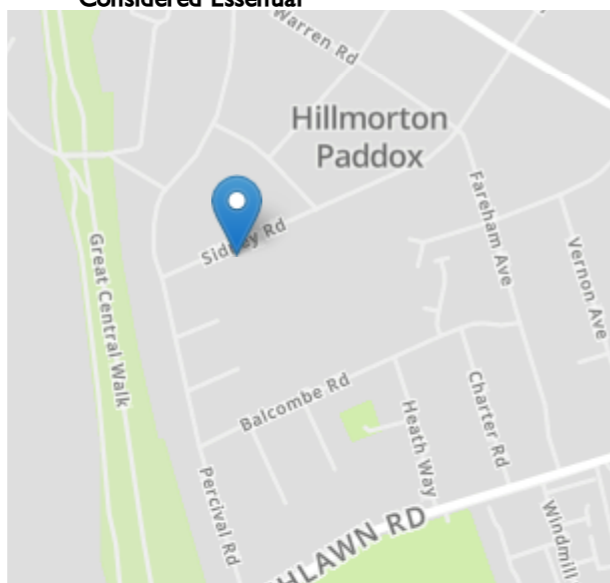
MORTGAGE & LEGAL ADVICE

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

- Beautifully Presented Four Bedroom Detached Family Home
- Spacious Lounge with Feature Fireplace
- Modern Open Plan Family Room/Kitchen/Dining Room
- Separate Utility Room and Ground Floor Cloakroom/W.C.
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Stunning Bathroom with Three Piece White Suite
- Spacious Family Garden with Summer House
- Ample Off Road Parking and Early Viewing is Considered Essential



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			82
(69-80) C			
(55-68) D		63	
(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

17' 0" x 5' 0" (5.18m x 1.52m)

Lounge

13' 11" (Max) x 12' 0" (4.24m (Max) x 3.66m)

Ground Floor Cloakroom/W.C.

7' 0" x 4' 0" (2.13m x 1.22m)

Kitchen Area

14' 0" x 11' 0" (4.27m x 3.35m)

Dining Area

13' 0" x 8' 0" (3.96m x 2.44m)

Family Area

11' 0" x 10' 0" (3.35m x 3.05m)

First Floor

Bedroom One

14' 0" (Into the bay) x 10' 11" (Max) (4.27m (Into the bay) x 3.33m (Max))

Bedroom Two

10' 0" x 10' 0" (3.05m x 3.05m) 10' 0" x 10' 0" (Max) (3.05m x 3.05m (Max))

Bedroom Three

9' 0" x 7' 0" (2.74m x 2.13m)

Bedroom Four

7' 0" x 6' 0" (2.13m x 1.83m)

Family Bathroom

7' 1" x 7' 0" (2.16m x 2.13m)

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.