



**1 GAINSBOROUGH CRESCENT** Offers Over £300,000 Freehold

HILLMORTON  
RUGBY  
WARWICKSHIRE  
CV21 4DQ



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom detached family home which is located in the sought after residential location of Hillmorton, Rugby. The property is of standard brick built construction with a tiled roof and has all mains services connected.

There are a range of amenities available within the immediate area which is well served by a parade of shops and stores, supermarkets, public houses, hot food takeaway outlets, churches of several denominations and has excellent local schooling for all ages.

Rugby Railway Station operates a regular mainline intercity service to Birmingham New Street and London Euston within an hour and there is also convenient commuter access to the M1, M6, A5 and A14 road and motorway networks.

The accommodation is set over two floors and in brief comprises of an entrance porch giving access to the entrance hall with a storage cupboard and stairs rising to the first floor landing. The lounge has a bow window and feature fireplace with inset gas fire. The open plan kitchen/dining room has built in oven and hob with extractor over; space for under counter appliances, further space for American style fridge/freezer and sliding patio doors opening onto the rear garden.

To the first floor, the landing has an airing cupboard and doors off to three well proportioned bedrooms with bedroom two having fitted wardrobes. The fully tiled family bathroom is fitted with a four piece suite to include a panelled bath, separate shower enclosure, low level w.c. and pedestal wash hand basin.

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

Externally, to the front is a lawned area and block paved driveway providing off road parking for two vehicles and gives access to the garage which has an up and over door. There is side pedestrian access to the rear garden which is enclosed by timber fencing to the boundaries. The garden is predominantly laid to lawn with a block paved patio area to the immediate rear, further decked area and provides an ideal al fresco dining/entertaining space.

Early viewing is highly recommended to avoid disappointment and the property is being offered for sale with no onward chain.

AGENTS NOTES

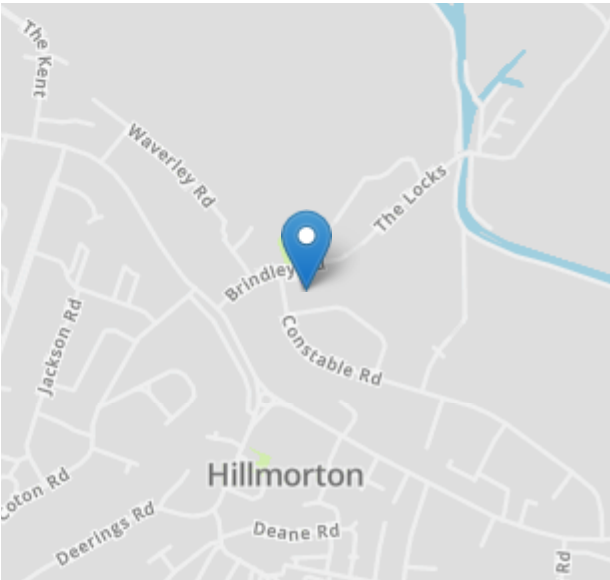
Council Tax Band 'C'.  
Estimated Rental Value: £1200 pcm approx.  
What3Words: ///deeper.sobs.locker

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 Family Home
- Sought After Residential Location
- Lounge with Feature Fireplace and Bow Window
- Kitchen/Dining Room with Oven, Hob and Sliding Patio Doors to Rear Garden
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- First Floor Family Bathroom with Four Piece Suite
- Enclosed Rear Garden, Garage and Off Road Parking
- Early Viewing Highly Recommended, No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | 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 |   |                         |           |
|                                             |   | 66                      | 83        |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

ROOM DIMENSIONS

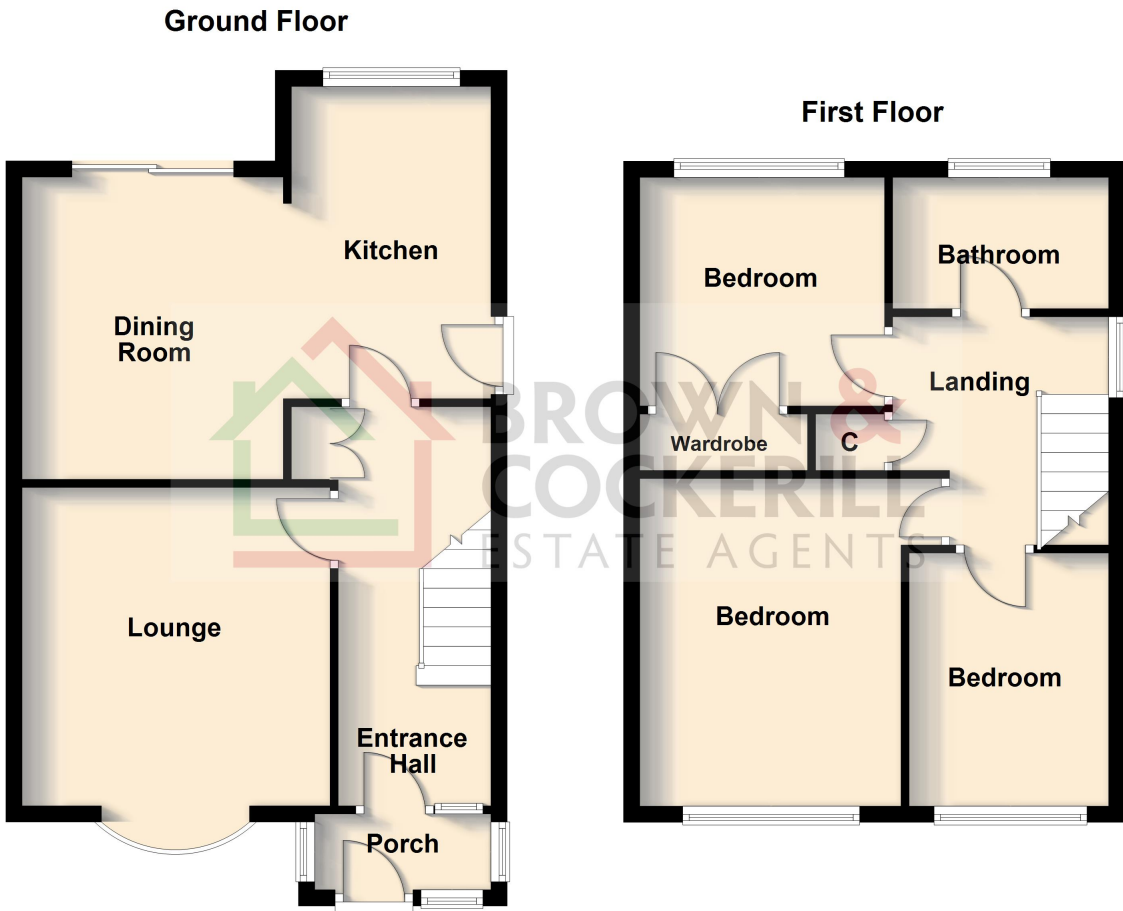
Ground Floor

Entrance Porch  
7' 2" x 3' 1" (2.18m x 0.94m)  
Entrance Hall  
16' 2" x 6' 2" (4.93m x 1.88m)  
Lounge  
12' 11" x 12' 6" (3.94m x 3.81m)  
Kitchen/Dining Room  
Kitchen Area: 12' 8" x 8' 1" (3.86m x 2.46m)  
Dining Area: 12' 3" x 10' 6" (3.73m x 3.20m)

First Floor

Landing  
9' 3" x 8' 9" (2.82m x 2.67m)  
Bedroom One  
13' 3" x 12' 3" (4.04m x 3.73m)  
Bedroom Two  
10' 3" x 10' 1" (3.12m x 3.07m)  
Bedroom Three  
10' 3" x 8' 0" (3.12m x 2.44m)  
Family Bathroom  
8' 8" x 5' 4" (2.64m x 1.63m)

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.