

## 11 BALCOMBE ROAD

HILLMORTON  
RUGBY  
WARWICKSHIRE  
CV22 5HY

**£270,000 Freehold**



## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended two bedroom semi detached property which is located in the sought after area of Hillmorton, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

There are a range of amenities available within the immediate area to include shops and stores, Paddox Primary and Ashlawn schools and there is excellent commuter access to the M1, M6, A5 and A14 road and motorway networks. Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston within the hour.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and a door off to the lounge which has a box bay window and wood panelling. The open plan kitchen/dining room has a four ring gas hob with oven beneath and extractor over, integrated fridge/freezer, space and plumbing for an automatic washing machine and a door to the rear garden. The ground floor cloakroom/w.c. has wood panelling and is fitted with a low level w.c..

To the first floor, the landing gives access to boarded loft space via a pull down ladder and has doors off to the master bedroom which is currently used as a dressing room and has a useful storage cupboard. There is a further well proportioned bedroom and a modern fully tiled family bathroom fitted with a P-shaped bath with shower over, vanity unit with inset wash hand basin, low level w.c. and heated towel rail.

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

Externally, to the front of the property is a driveway providing ample off road parking. The enclosed rear garden is predominantly laid to lawn with a paved patio area to the immediate rear and has pedestrian access to the frontage.

Early viewing is highly recommended to avoid disappointment.

## AGENTS NOTES

Council Tax Band 'B';  
Estimated Rental Value: £1100 pcm approx.  
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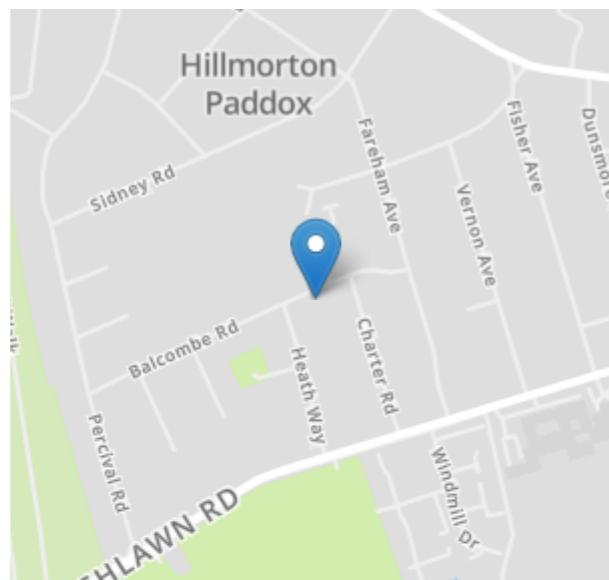
## MORTGAGE & LEGAL ADVICE

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 Property
- Sought After Residential Location
- Lounge and Open Plan Kitchen/Dining Room with Oven, Hob and Integrated Appliances
- Ground Floor Cloakroom/W.C.
- First Floor Family Bathroom with Three Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden and Off Road Parking
- Early Viewing is Highly Recommended to Avoid Disappointment



## ENERGY PERFORMANCE CERTIFICATE

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

3' 7" x 2' 9" (1.09m x 0.84m)

#### Lounge

14' 11" into bay x 12' 9" (4.55m into bay x 3.89m)

#### Open Plan Kitchen/Dining Room

20' 10" x 15' 10" maximum (6.35m x 4.83m maximum)

#### Ground Floor Cloakroom/W.C.

4' 5" x 2' 5" (1.35m x 0.74m)

### First Floor

#### Landing

5' 10" x 3' 0" (1.78m x 0.91m)

#### Bedroom One

15' 10" maximum x 10' 11" (4.83m maximum x 3.33m)

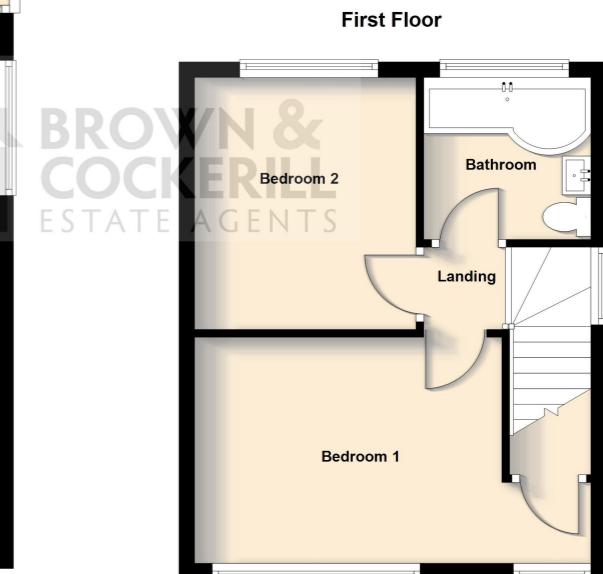
#### Bedroom Two

10' 8" x 9' 8" (3.25m x 2.95m)

#### Family Bathroom

7' 3" x 5' 8" (2.21m x 1.73m)

## 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.