



158 HILLMORTON ROAD

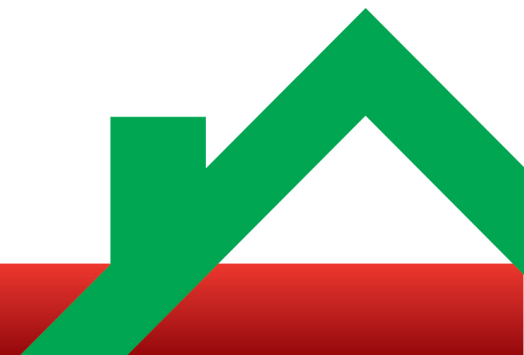
£350,000 Freehold

RUGBY  
WARWICKSHIRE  
CV22 5AL



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk





## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this larger than average three bedroom semi detached family home which is conveniently located for Rugby town centre and railway station. The property is of standard brick built construction with a tiled roof.

There are a range of local amenities to include a parade of shops and stores, hot food take away outlets and schooling for all ages. Rugby railway station and town centre are within easy walking distance and offer a more comprehensive range of shops, stores and supermarkets, restaurants and cafes, library, public houses, doctors surgeries, leisure facilities, recreational parks and churches of several denominations.

Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street. There is easy access to the M1, M6, A5 and A14 road and motorway networks, making this location ideal for those wishing to commute.

The accommodation is set over two floors and in brief, comprises of an entrance porch and an entrance hall with wooden flooring and stairs rising to the first floor landing with under stairs w.c. fitted with a low level w.c. and vanity unit with wash hand basin. The lounge has a feature gas fire place and the separate dining room has Upvc patio doors opening onto the rear garden. The kitchen has tiled flooring, space for a cooker and fridge/freezer, plumbing for dishwasher and automatic washing machine and a pedestrian door giving access to the rear.

To the first floor, the spacious landing has access to loft storage space which has a Velux window and power and lighting connected and provides the potential for an additional bedroom (subject to planning consent). The master bedroom and second bedroom have floor to ceiling fitted wardrobes and there is an additional good sized third bedroom. The family bathroom is fully tiled and fitted with a bath with shower over, vanity wash hand basin and separate w.c.

The property benefits from gas fired central heating to radiators via a combination central heating boiler; Upvc double glazing and all mains services are connected.

Externally, to the front of the property is a driveway providing ample off road parking and gated access to the side with room for parking for one vehicle. The remainder of the fore garden is laid to lawn. The rear garden has a patio area to the immediate rear with the remainder of the garden laid to lawn with various shrubs. A further patio area is at the far end of the garden where there is a garden shed and hardstanding with the potential for further parking/garage. The rear of the garden can be accessed via shared access from Catesby Road.

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

Gross Internal Area: approx. 117 m<sup>2</sup> (1259 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Value: £1250 pcm aprox.

What3Words: ///friday.oven.posts

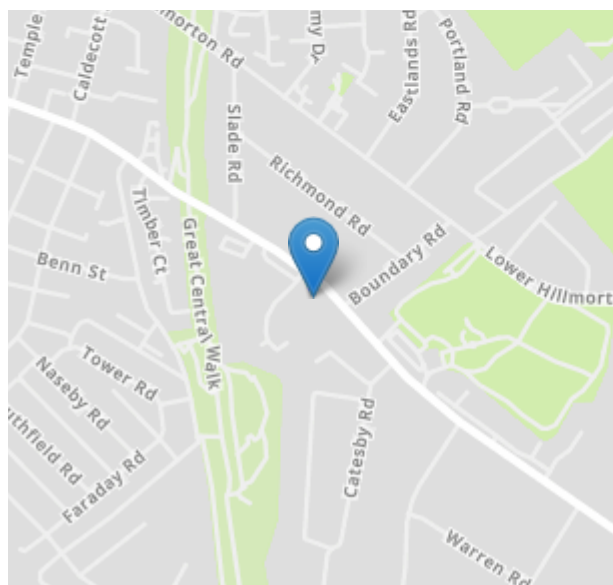
## MORTGAGE & LEGAL ADVICE

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 Larger Than Average Three Bedroom Semi Detached Property**
- **Convenient for Rugby Town Centre and Railway Station**
- **Lounge and Separate Dining Room**
- **Kitchen and Under Stairs W.C.**
- **First Floor Family Bathroom with Separate W.C.**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Ample Off Road Parking**
- **Early Viewing is Considered Essential and No Onward Chain**



## 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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		59	81
England, Scotland & Wales		EU Directive 2002/91/EC	

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Porch

4' 0" x 1' 6" (1.22m x 0.46m)

#### Entrance Hall

15' 9" x 8' 4" (4.80m x 2.54m)

#### Under Stairs W.C.

4' 8" x 4' 5" (1.42m x 1.35m)

#### Lounge

16' 2" into bay window x 13' 4" (4.93m into bay window x 4.06m)

#### Dining Room

13' 4" x 13' 4" (4.06m x 4.06m)

#### Kitchen

14' 7" x 8' 3" (4.45m x 2.51m)

### First Floor

#### Bedroom One

16' 8" into bay window x 11' 4" excluding wardrobes (5.08m into bay window x 3.45m excluding wardrobes)

#### Bedroom Two

13' 4" x 11' 3" excluding wardrobes (4.06m x 3.43m excluding wardrobes)

#### Bedroom Three

8' 4" x 8' 4" (2.54m x 2.54m)

#### Family Bathroom

5' 6" x 5' 4" (1.68m x 1.63m)

#### Separate W.C.

5' 2" x 2' 9" (1.57m x 0.84m)

## 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.