



## 2 STONEMASONS YARD

£299,950 Freehold

LOWER HILLMORTON ROAD  
RUGBY  
WARWICKSHIRE  
CV21 3ST



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this mid terraced four bedroom town house with accommodation set over three floors and located within walking distance of 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 three floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and two under stairs storage cupboards, a ground floor cloakroom/w.c. fitted with a white low level w.c. and wash hand basin and a fitted kitchen/dining room with four ring gas hob with oven beneath and extractor over. The kitchen/dining room has integrated automatic washing machine and dishwasher, space for fridge/freezer and tiled flooring. The lounge has a feature wall mounted fire and doors leading through to the conservatory which benefits from electric points and French doors opening onto the rear garden.

To the first floor is a landing with stairs rising to the second floor; three well proportioned bedrooms and a family bathroom fitted with a modern three piece white suite to include a P-shaped bath with shower over; low level w.c., wash hand basin, extractor fan and inset spotlights to the ceiling.

To the second floor is the master bedroom which is of irregular shape and has the benefit of an en-suite shower room fitted with a shower cubicle, low level w.c. and wash hand basin.

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

Externally, there are two allocated parking spaces to the front of the property. The enclosed rear garden is predominantly laid to lawn with a paved pathway to the rear access and a timber garden shed.

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

Gross Internal Area: approx. 109 m<sup>2</sup> (1173 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Value: £1400 pcm approx.

What3Words: ///event.usual.humans

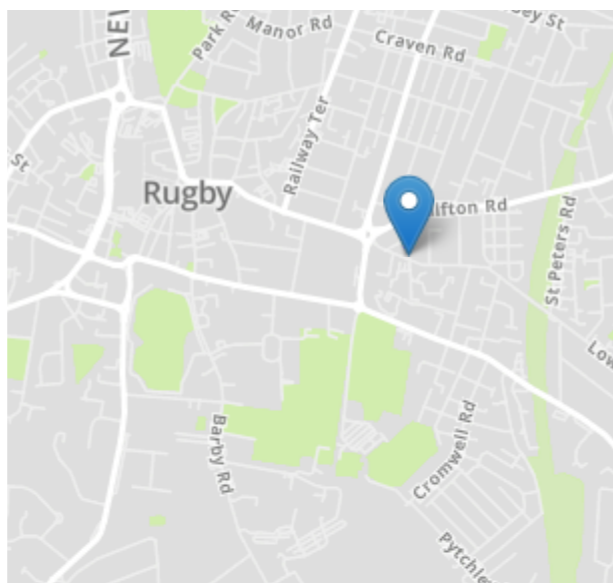
## MORTGAGE & LEGAL ADVICE

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 Four Bedroom Three Storey Town House Conveniently Located for Rugby Town Centre and Railway Station**
- **Lounge with Feature Wall Mounted Fire**
- **Conservatory and Ground Floor Cloakroom/W.C.**
- **Fitted Kitchen with Integrated Appliances**
- **First Floor Family Bathroom and En-Suite to Master Bedroom**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Two Allocated Car Parking Spaces**
- **Early Viewing is Considered Essential and No Onward Chain**



## ROOM DIMENSIONS

### Ground Floor

**Ground Floor Cloakroom/W.C.**  
6' 4" x 3' 1" (1.93m x 0.94m)

**Kitchen/Dining Room**  
15' 5" x 8' 3" (4.70m x 2.51m)

**Lounge**  
15' 7" x 10' 11" maximum (4.75m x 3.33m maximum)

**Conservatory**  
11' 8" x 10' 0" (3.56m x 3.05m)

### First Floor

**Bedroom Two**  
13' 3" x 8' 10" maximum (4.04m x 2.69m maximum)

**Bedroom Three**  
13' 3" x 8' 10" maximum (4.04m x 2.69m maximum)

**Bedroom Four**  
9' 1" x 7' 8" (2.77m x 2.34m)

**Family Bathroom**  
7' 7" x 6' 5" (2.31m x 1.96m)

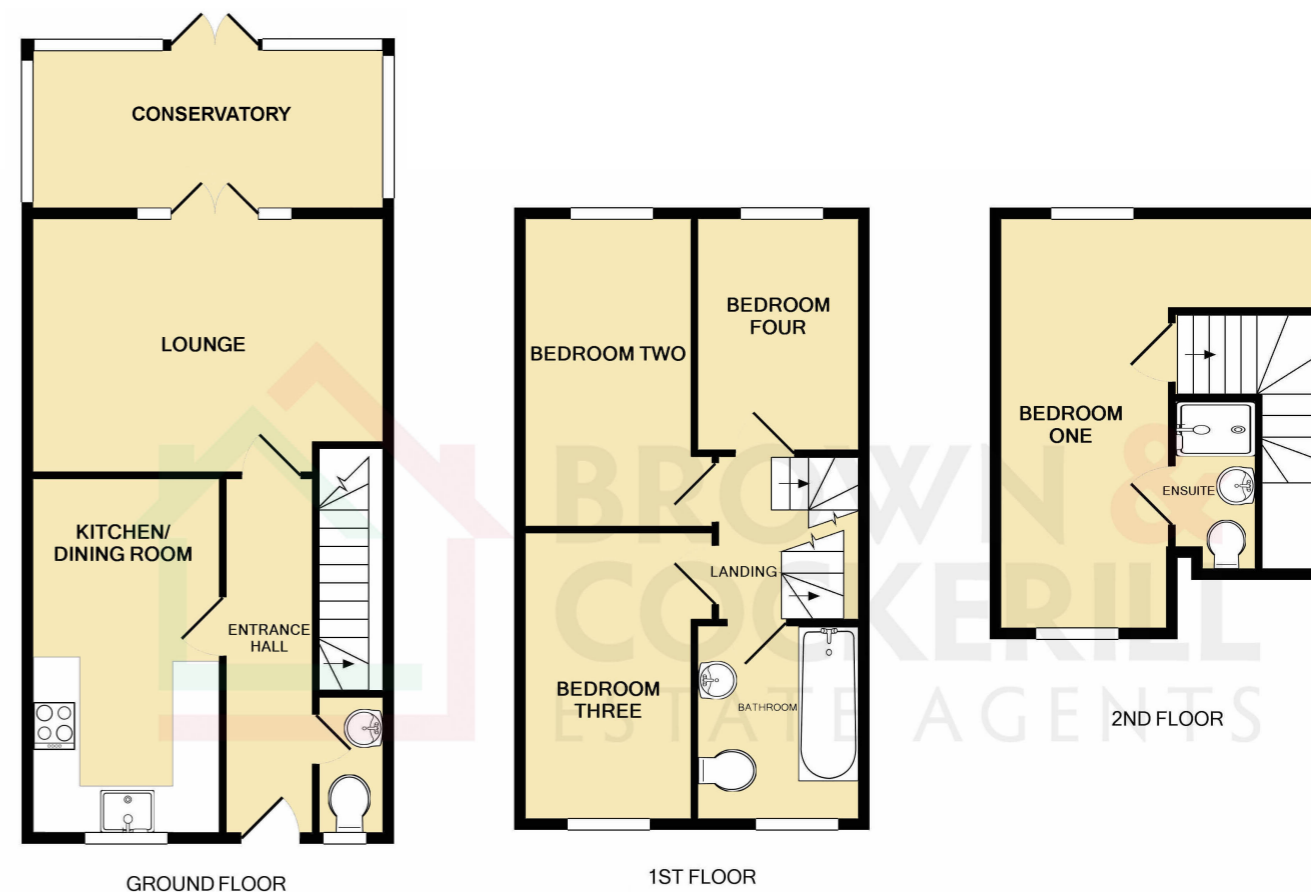
### Second Floor

**Bedroom One**  
18' 5" maximum x 15' 7" (5.61m maximum x 4.75m)

reducing to 18' 5" maximum x 9' 0" (5.61m maximum x 2.74m)

**En-Suite Shower Room**  
8' 4" x 2' 11" (2.54m x 0.89m)

## 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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		79	89
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.