



78 LINNELL ROAD

£214,950 Freehold

HILLMORTON
RUGBY
WARWICKSHIRE
CV21 4AW



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented two bedroom semi detached bungalow situated within the popular Abbots Farm estate in Hillmorton, Rugby.

There are a range of amenities available within the immediate area to include a parade of shops and stores, public house, bus routes to Rugby town centre and rural walks through the countryside and along the nearby Oxford canal.

Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street. There is easy commuter access to the M1/M6/A5 and A14 road and motorway networks.

In brief, the accommodation comprises of an entrance porch with utility area, hallway, lounge with feature fireplace, two well proportioned bedrooms, a fitted kitchen/breakfast room with views over the rear garden and a shower room.

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

Externally, there is a block paved driveway to the front which provides ample off road parking and a good sized south-facing rear garden with paved patio terrace to the immediate rear. The property overlooks a public green to the front.

Offered for sale with no onward chain, early viewing is advised.

Gross internal area: 645ft² (60m²)

AGENTS NOTES

Local Authority: Rugby Borough Council

Council Tax Band: B

All mains Services are connected

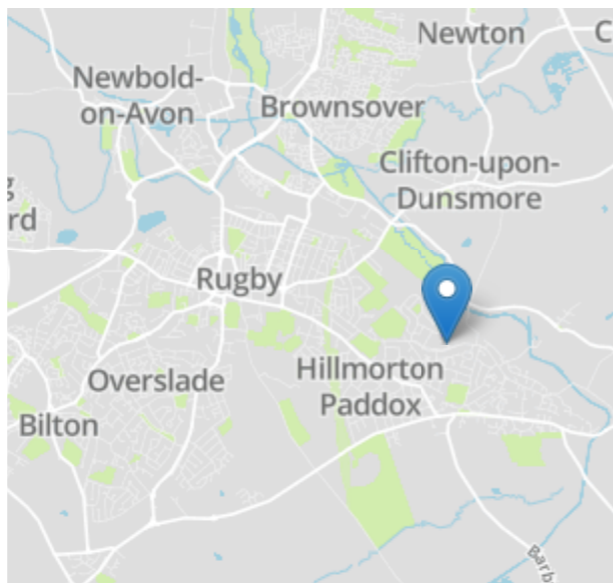
MORTGAGE & LEGAL ADVICE

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 Well Presented Two Bedroom Semi Detached Bungalow**
- **Lounge with Feature Fireplace**
- **Fitted Kitchen/Breakfast Room**
- **Two Well Proportioned Bedrooms, Fitted Shower Room**
- **Upvc Double Glazing , Gas Fired Central Heating to Radiators**
- **Off Road Parking, South-Facing Rear Garden**
- **No Onward Chain. Early Viewing is Advised**



ROOM DIMENSIONS

Ground Floor

Entrance Porch

5' 6" x 5' 5" (1.68m x 1.65m)

Utility Cupboard

4' 6" x 2' 2" (1.37m x 0.66m)

Entrance Hall

12' 4" x 3' 10" (3.76m x 1.17m)

Lounge

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

Kitchen/Breakfast Room

9' 4" x 8' 6" (2.84m x 2.59m)

Bedroom One

12' 4" x 11' 5" (3.76m x 3.48m)

Bedroom Two

10' 5" x 8' 5" (3.17m x 2.57m)

Shower Room

6' 1" x 5' 9" (1.85m x 1.75m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.