



65 LOWER HILLMORTON ROAD

£340,000 Freehold

RUGBY
WARWICKSHIRE
CV21 3TQ



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom semi detached property which is conveniently located for Rugby town centre and railway station. The property is of standard brick built construction with a tiled roof and has been rendered and externally insulated. All mains services are connected.

There are a range of amenities available within the immediate area to include a local convenience store, hairdressers, newsagents, hot food takeaway outlets, bus routes to Rugby town centre and excellent local schooling for all ages.

The property is conveniently situated for easy commuter access to M1/M6/A5 and A14 road and motorway networks and Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an 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 has a useful under stairs storage cupboard. There is ground floor cloakroom/w.c. fitted with a low level w.c. and wash hand basin. The living room has a bay window, feature fireplace with inset gas fire and French doors through to the open plan kitchen/dining room. The kitchen area has a built in oven and hob with extractor over and some integrated appliances. There is a central island, storage cupboard, skylights and bi-fold doors opening onto the rear garden.

To the first floor, the landing gives access to to the master bedroom which has a bay window to the front elevation, bedroom two with a range of fitted wardrobes and a further good sized bedroom. The fully tiled family bathroom is fitted with a three piece white suite to include a p-shaped bath with shower over, vanity unit with inset wash hand basin and w.c.

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

Externally, there is a block paved driveway to the front and side which provides ample off road parking. The rear garden has gated pedestrian access and is predominantly laid to lawn with a paved patio area to the immediate rear and a further decked area. The garden is enclosed by timber fencing and hedging to the boundaries and there is a mature tree.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 99 m² (1065 ft²).

AGENTS NOTES

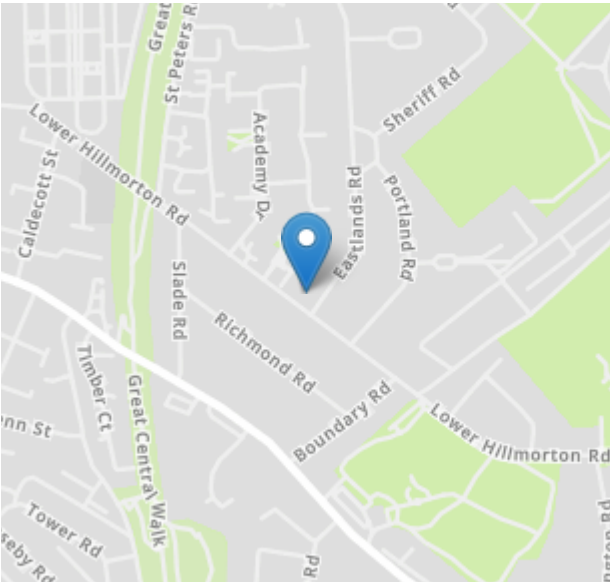
Council Tax Band 'C'.
Estimated Rental Value: £1300 pcm approx.
What3Words: ///booth.rocket.budget

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 Three Bedroom Semi Detached Property
- Conveniently Located for Rugby Town Centre and Railway Station
- Living Room with Bay Window and Feature Fireplace
- Open Plan Kitchen/Dining Room with Oven, Hob and Integrated Appliances
- Ground Floor Cloakroom/W.C. and First Floor Family Bathroom with Three Piece White Suite
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Enclosed Rear Garden and Off Road Parking
- Early Viewing is Highly Recommended



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	74	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

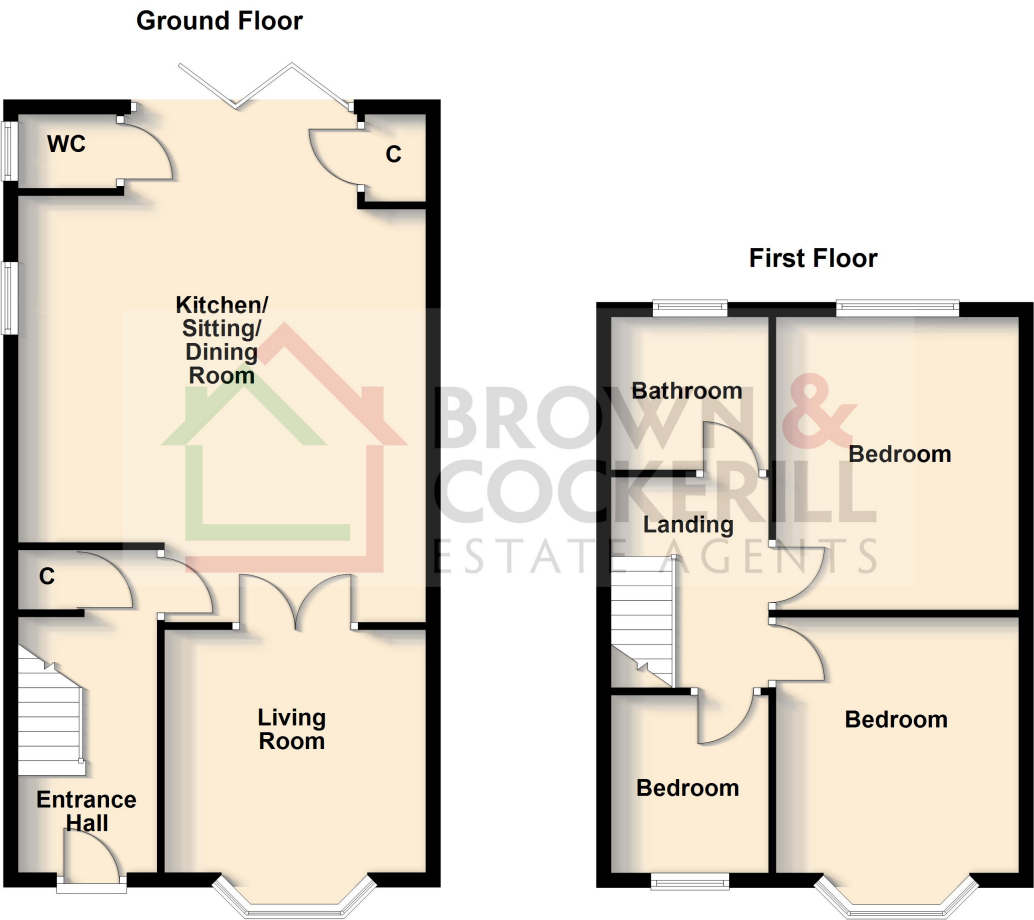
Ground Floor

Entrance Hall
14' 6" x 6' 3" (4.42m x 1.91m)
Living Room
11' 9" x 10' 11" (3.58m x 3.33m)
Open Plan Kitchen/Dining Room
22' 10" maximum x 18' 9" maximum (6.96m maximum x 5.71m maximum)
Ground Floor Cloakroom/W.C.
4' 5" x 3' 5" (1.35m x 1.04m)

First Floor

Landing
9' 0" x 7' 0" (2.74m x 2.13m)
Bedroom One
11' 2" x 10' 11" (3.40m x 3.33m)
Bedroom Two
13' 2" x 11' 2" (4.01m x 3.40m)
Bedroom Three
8' 0" x 7' 1" (2.44m x 2.16m)
Family Bathroom
6' 11" x 6' 10" (2.11m x 2.08m)

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.