



18 EDEN ROAD

Guide Price £239,950 Freehold

HILLMORTON
RUGBY
WARWICKSHIRE
CV21 4HT



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented three bedroom mid terrace family home situated in the sought after residential location of Hillmorton and within catchment areas for good schooling.

There are a range of amenities within the immediate area to include a parade of local shops and stores, hairdressers, newsagents, hot food takeaway outlets/restaurants and public houses.

There is convenient commuter access to the M1/M6/A45/A5 and A426 road and motorway networks. Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston within an hour.

In brief the accommodation comprises of a spacious open plan lounge/dining room and a refurbished kitchen with an under stairs pantry storage cupboard.

To the first floor, there are three good sized bedrooms and a contemporary family bathroom fitted with a three piece suite with a shower over the bath.

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

Externally, there is ample off road parking for 2 to 3 vehicles. To the rear of the property, there is a patio leading onto a lawned area with a raised area for the shed. The garden is enclosed by timber fencing to the boundaries and offers a high degree of privacy.

Early viewing is considered essential to avoid disappointment.

Gross Internal Area: approx. 70 m² (753 ft²).

AGENTS NOTES

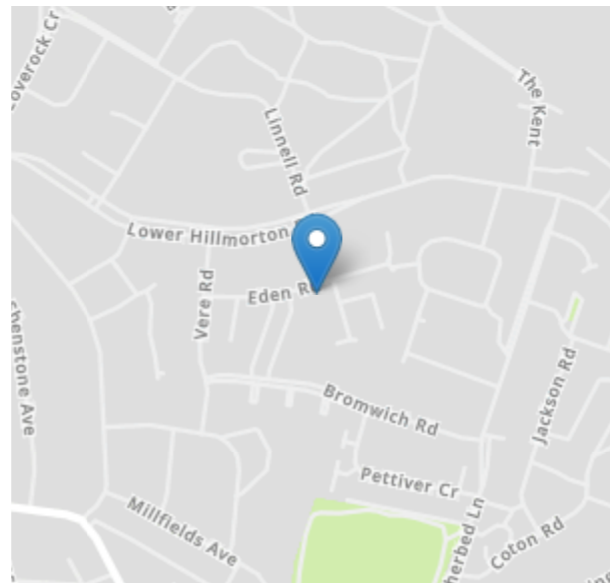
Council Tax Band 'B'.
Estimated Rental Value: £995 pcm approx.
What3Words: ///goad.duck.refuse

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

- Three Bedroom Mid Terrace Property Situated in the Sought After Location of Hillmorton
- Open Plan Lounge/Dining Room
- Fitted Kitchen with Under Stairs Pantry Cupboard
- Family Bathroom with Contemporary White Suite
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Ample Off Road Parking for Two to Three Vehicles
- Generously Sized Enclosed Rear Garden
- Early Viewing Considered Essential



ROOM DIMENSIONS

Ground Floor

Entrance Hall

4' 3" x 3' 9" (1.30m x 1.14m)

Open Plan Lounge/Dining Room

Lounge - 12' 5" x 12' 3" (3.78m x 3.73m)

Dining - 10' 3" x 8' 3" (3.12m x 2.51m)

Kitchen

10' 3" x 8' 6" (3.12m x 2.59m)

First Floor

Bedroom One

12' 0" x 9' 7" (3.66m x 2.92m)

Bedroom Two

12' 7" Max x 10' 3" Max (3.84m Max x 3.12m Max)

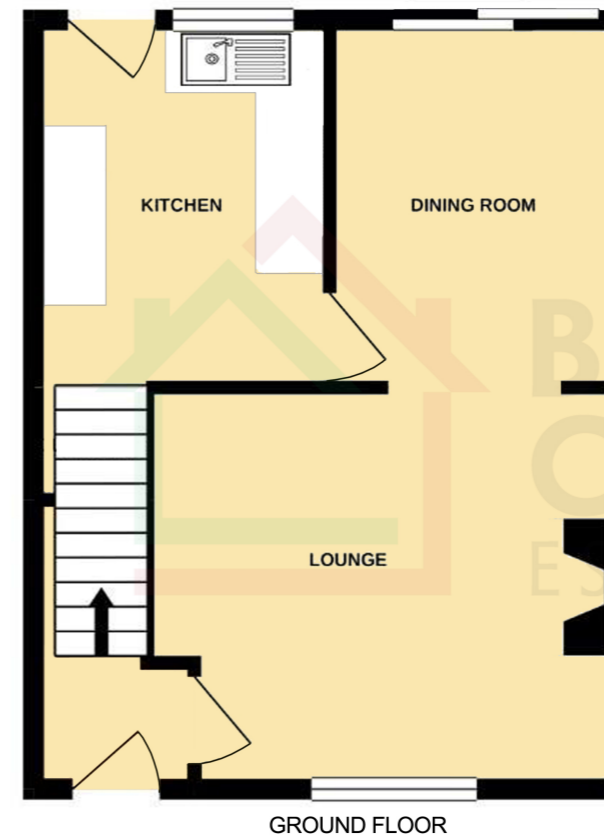
Bedroom Three

9' 7" Max x 9' 0" Max (2.92m Max x 2.74m Max)

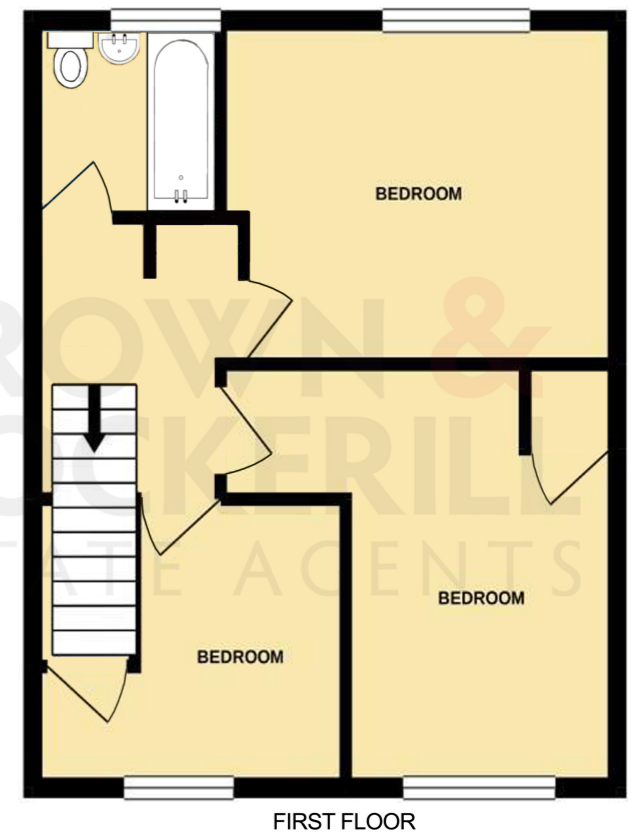
Family Bathroom

5' 8" x 5' 8" (1.73m x 1.73m)

FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(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.