



46 FAREHAM AVENUE

Offers Over £325,000 Freehold

HILLMORTON  
RUGBY  
WARWICKSHIRE  
CV22 5HT



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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended three bedroom semi detached family home located in the popular residential area of Hillmorton, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

Located on the desirable Paddox estate in Rugby, this property provides excellent access to all local amenities. The well regarded Paddox Primary School and Ashlawn School are both within walking distance, along with Sainsbury's Local, Aldi supermarket, Maddens convenience store and a parade of further independent shops and stores.

Rugby Railway Station offers commuters a direct intercity mainline service to Coventry, London Euston and Birmingham New Street in under one hour and there are excellent transport links to the Midland road and motorway networks.

The accommodation is set over two floors and in brief, comprises of an entrance hall with useful under stairs storage cupboard and stairs rising to the first floor landing. The open plan lounge/dining room has a feature multi fuel boiler stove and the extended kitchen/breakfast room has a Belfast style sink with mixer tap over; space for cooker; space and plumbing for a dishwasher and French doors opening onto the rear garden. There is a separate utility area with space and plumbing for an automatic washing machine and tumble dryer and a ground floor w.c.

To the first floor; the landing gives access to three well proportioned bedrooms with the master bedroom having fitted wardrobes and a cupboard and bedroom two, a fitted cupboard. The part tiled family shower room is fitted with a double shower enclosure, corner vanity unit with inset wash hand basin and low level w.c.

The property benefits from central heating via the multi fuel boiler stove and immersion tank and has Upvc double glazing throughout.

Externally, to the front is a stoned driveway providing off road parking for two vehicles with side pedestrian access to the rear of the property. The low maintenance rear garden is enclosed by timber fencing to the boundaries and has a paved patio area to the immediate rear with further decorative stoned areas and a garden studio. The studio benefits from power and lighting connected and Upvc double glazed windows and door and there are wooden gates giving access to the service lane at the rear of the property.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 89 m<sup>2</sup> (957 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Value: £1300 pcm approx.

What3Words: ///deal.casino.pinks

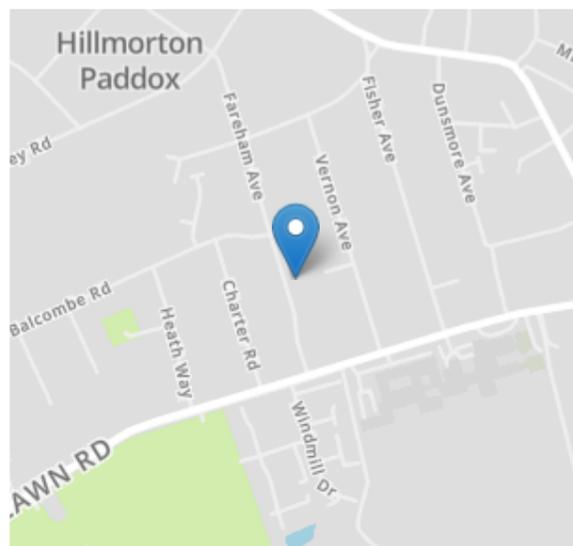
## MORTGAGE & LEGAL ADVICE

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 Family Home
- Popular Residential Location
- Open Plan Lounge/Dining Room with Feature Multi Fuel Boiler Stove
- Extended Kitchen/Breakfast Room with French Doors to Rear; Separate Utility Area and Ground Floor W.C.
- First Floor Family Shower Room with White Suite
- Upvc Double Glazing and Central Heating via Multi Fuel Boiler Stove
- Enclosed Rear Garden with Studio and Off Road Parking
- Early Viewing is Highly Recommended to Avoid Disappointment



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	45	
(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' 5" x 5' 4" (4.39m x 1.63m)

#### Open Plan Lounge/Dining Room

Lounge Area: 11' 3" x 11' 10" (3.43m x 3.61m)

Dining Area: 11' 7" maximum x 11' 4" (3.53m

maximum x 3.45m)

#### Kitchen/Breakfast Room

16' 7" x 8' 7" (5.05m x 2.62m)

#### Utility Area

7' 4" x 4' 3" (2.24m x 1.30m)

#### Ground Floor W.C.

7' 4" x 3' 5" (2.24m x 1.04m)

### First Floor

#### Landing

7' 6" x 5' 11" (2.29m x 1.80m)

#### Bedroom One

11' 4" x 10' 1" (3.45m x 3.07m)

#### Bedroom Two

11' 6" x 11' 3" maximum (3.51m x 3.43m maximum)

#### Bedroom Three

8' 0" x 7' 10" (2.44m x 2.39m)

#### Family Shower Room

7' 0" x 5' 9" (2.13m x 1.75m)

### Externally

#### Garden Studio

25' 1" x 20' 3" maximum (7.65m x 6.17m maximum)

## 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.