



41 HOSKYN CLOSE

Offers Over £300,000 Freehold

HILLMORTON
RUGBY
WARWICKSHIRE
CV21 4LA



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom detached bungalow situated in the sought after residential location of Hillmorton, Rugby. The property is of standard brick built construction and has all mains services connected.

There are a range of amenities available within the area to include a parade of shops and stores, public houses, churches of several denominations and there is excellent local schooling for all ages.

There are regular bus routes to Rugby town centre and Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston within the hour. There is also convenient access to the M1, M6, A5 and A14 road and motorway networks making the location ideal for those wishing to commute.

In brief, the accommodation comprises of an entrance porch giving access to the entrance hall. The lounge has a feature fireplace with timber surround and inset gas fire. The kitchen has space for upright fridge/freezer and space and plumbing for an automatic washing machine. There is a large storage cupboard housing the gas fired combination central heating boiler and there is a door opening onto the rear garden. There are two well proportioned bedroom with bedroom two having a bow window. The fully tiled wet room is fitted with a white suite to include a shower area, wash hand basin and low level w.c.

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

Externally, to the front is a gravelled area and block paved driveway providing off road parking and leading to the detached garage. The garage has up and over door and there is a a timber pedestrian gate at the side which gives access to the rear garden. The enclosed and mature rear garden is predominantly slabbed with raised flower beds and greenhouses.

Early viewing is highly recommended and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 64 m² (688 ft²).

AGENTS NOTES

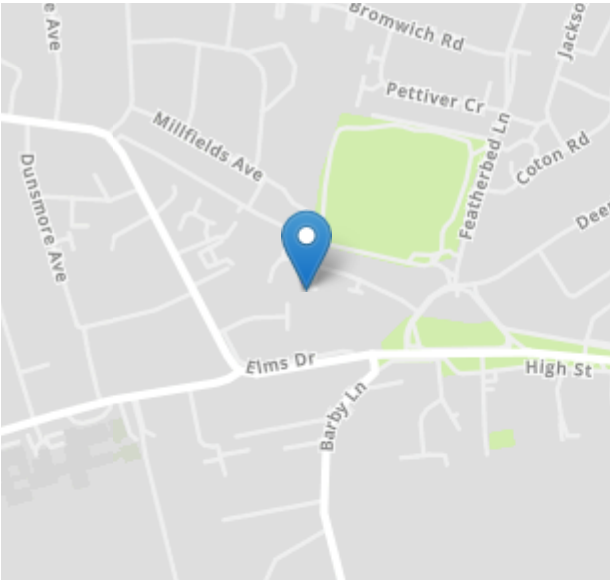
Council Tax Band 'C'.
Estimated Rental Value: £1000 pcm approx.
What3Words: ///tins.tooth.dozen

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 Two Bedroom Detached Bungalow
- Sought After Residential Location
- Lounge with Feature Fireplace
- Fitted Kitchen with Space for Appliances
- Wet Room with White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden, Detached Garage and Off Road Parking
- Early Viewing is Highly Recommended, No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (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 | | |

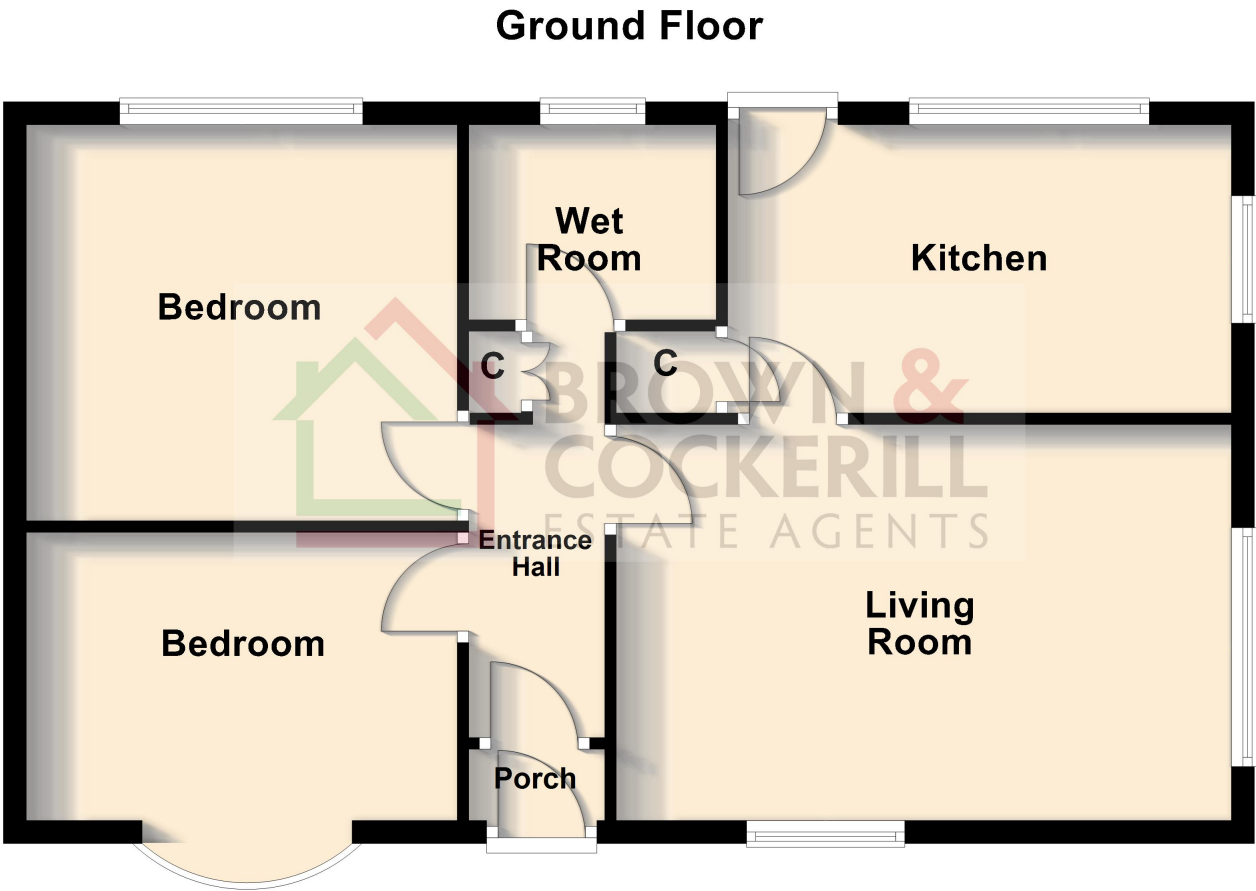
ROOM DIMENSIONS

Ground Floor

Entrance Porch
3' 11" x 2' 1" (1.19m x 0.64m)
Entrance Hall
12' 7" x 4' 1" (3.84m x 1.24m)
Lounge
17' 7" x 11' 11" (5.36m x 3.63m)
Kitchen
14' 5" x 8' 3" (4.39m x 2.51m)

Bedroom One
11' 11" x 11' 9" (3.63m x 3.58m)
Bedroom Two
12' 4" x 8' 3" (3.76m x 2.51m)
Wet Room
7' 1" x 5' 7" (2.16m x 1.70m)
Externally
Detached Garage
16' 3" x 8' 0" (4.95m x 2.44m)

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.