



65 COTON ROAD

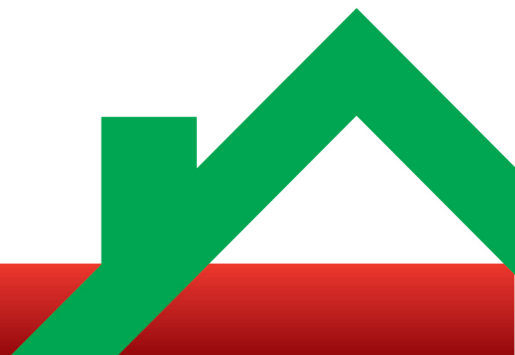
HILLMORTON  
RUGBY  
WARWICKSHIRE  
CV21 4LW

£229,950 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented two bedroom semi detached bungalow situated in the popular residential area of Hillmorton, Rugby.

There are a range of amenities available within the local area to include a parade of shops and stores, public houses, hot food take away outlets and schooling for all ages.

There are regular bus routes to Rugby town centre and Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street. There is also easy commuter access to the M1, M6, A5 and A14 road and motorway networks.

In brief, the accommodation comprises of an entrance hall, lounge with feature fireplace, steps down to the lower ground level where there is a fitted kitchen/dining room with French doors opening onto the rear garden and a modern family bathroom fitted with a four piece white suite and heated towel rail.

To the first floor there are two well proportioned bedrooms.

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

Externally, to the front of the property there is a lawned area with a pathway leading to the front entrance door. The good sized and enclosed rear garden is predominantly laid to lawn with a decorative patio to the immediate rear which provides an ideal al-fresco dining/entertaining space. The property has the benefit of a brick built store.

Early viewing is considered essential to avoid disappointment and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 92 m<sup>2</sup> (990 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'B'.  
Estimated Rental Value: £900 pcm approx.  
What3Words: ///pies.door.dragon

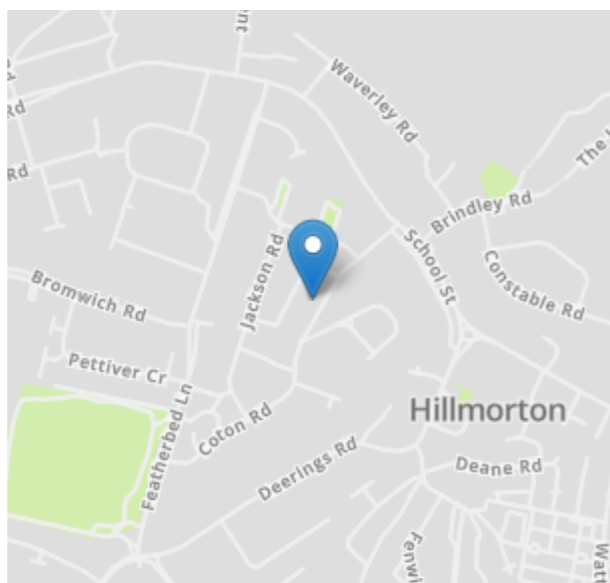
## MORTGAGE & LEGAL ADVICE

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
- Popular Residential Location
- Close to Local Amenities and Road and Motorway Networks
- Lounge with Feature Fireplace
- Ground Floor Family Bathroom Fitted with Modern Four Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Good Sized and Enclosed Rear Garden with Brick Built Store
- Early Viewing Considered Essential and No Onward Chain



## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall Lounge

14' 10" x 10' 6" (4.52m x 3.20m)

#### Lower Ground Floor

#### Kitchen/Dining Room

11' 7" maximum x 13' 3" (3.53m maximum x 4.04m)

### Bathroom

10' 9" x 6' 3" (3.28m x 1.91m)

### First Floor

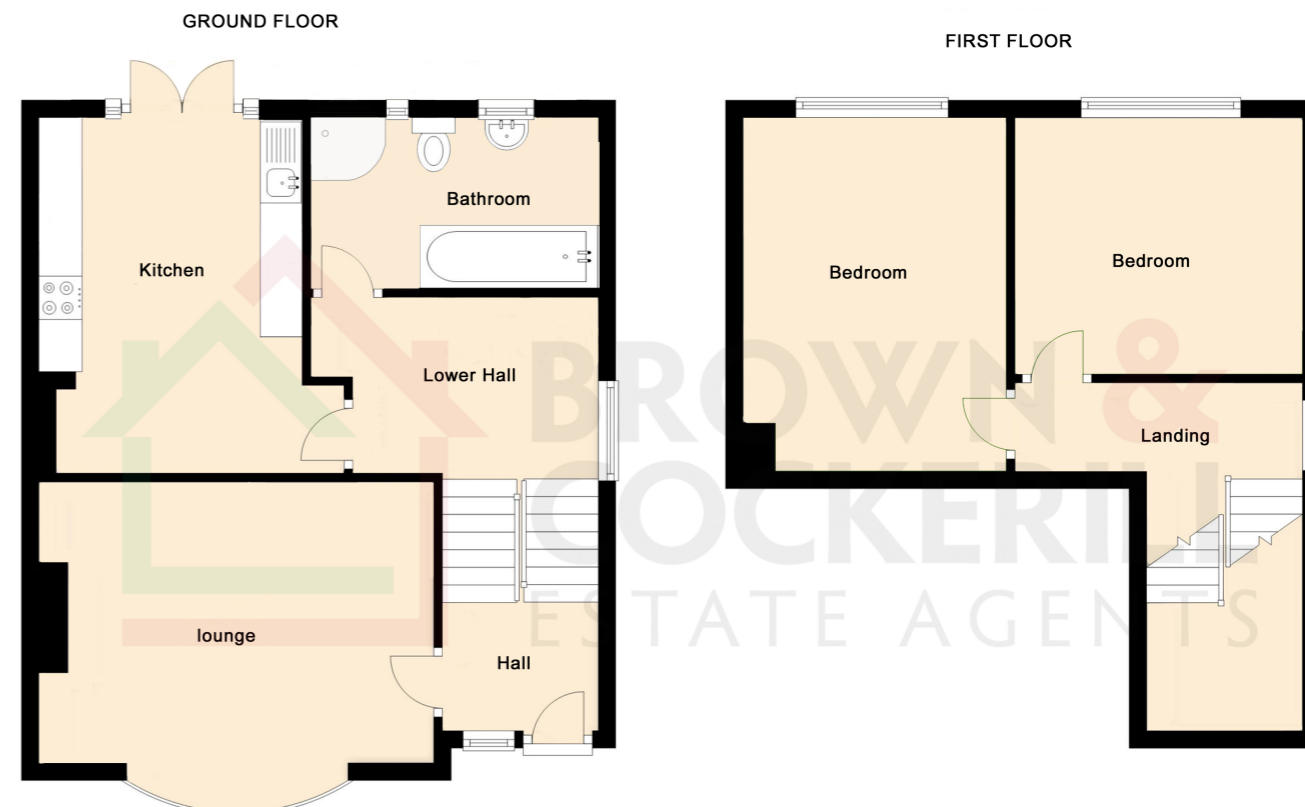
#### Bedroom One

13' 5" x 9' 11" (4.09m x 3.02m)

#### Bedroom Two

10' 10" x 9' 10" (3.30m x 3.00m)

## FLOOR PLAN



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.