



13 PHIPPS AVENUE

Offers Over £250,000 Freehold

HILLMORTON
RUGBY
WARWICKSHIRE
CV21 4JA



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented and extended three bedroom mid terraced property situated in the sought after residential location of Hillmorton, Rugby. The property is of standard brick built construction with a tiled roof and has all mains services connected.

There are a range of amenities available within the immediate area to include a local convenience store, hairdressers, newsagents, hot food takeaway outlets and regular bus services. Nearby Rugby town centre offers a wealth of shops and stores, public library, churches of several denominations, supermarkets and many restaurants/cafes, takeaway outlets, public houses and there is excellent local schooling for all ages.

The property is conveniently situated for easy commuter access to M1/M6/A5/A14 road and motorway networks and Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street.

The accommodation is set over two floors and in brief, comprises of an entrance porch giving access to a lounge with open fire and multi fuel burner with a through fare to the dining area which has French doors opening onto the rear garden. There is a fitted kitchen with an under stairs storage cupboard, space for a fridge/freezer and oven and has plumbing for a dishwasher. The extension provides a utility area with space and plumbing for an automatic washing machine and gives access to the fully tiled ground floor shower room which is fitted with a shower cubicle, low level w.c., wash hand basin and extractor fan.

To the first floor, the landing gives access to three well proportioned bedrooms and a recently refitted and fully tiled family bathroom comprising of a bath with shower over, vanity unit with inset wash hand basin and low level 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 which provides ample off road parking. The enclosed rear garden has an Astro turf area with seating and steps leading up to a lawned area with further steps giving access to a decked area at the far end of the garden.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 91 m² (979 ft²).

AGENTS NOTES

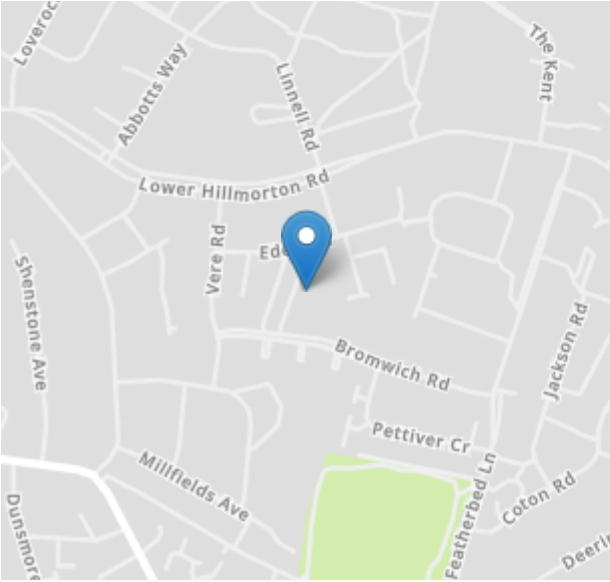
Council Tax Band 'B'.
Estimated Rental Value: £1250 pcm approx.
What3Words: ///joins.face.pirate

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 and Well Presented Three Bedroom Mid Terraced Property
- Sought After Residential Location
- Lounge/Dining Room with Log Burning Stove
- Modern Fitted Kitchen with Utility Space
- Ground Floor Shower Room and First Floor Family Bathroom
- 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		
(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		66	81
		EU Directive 2002/91/EC	

ROOM DIMENSIONS

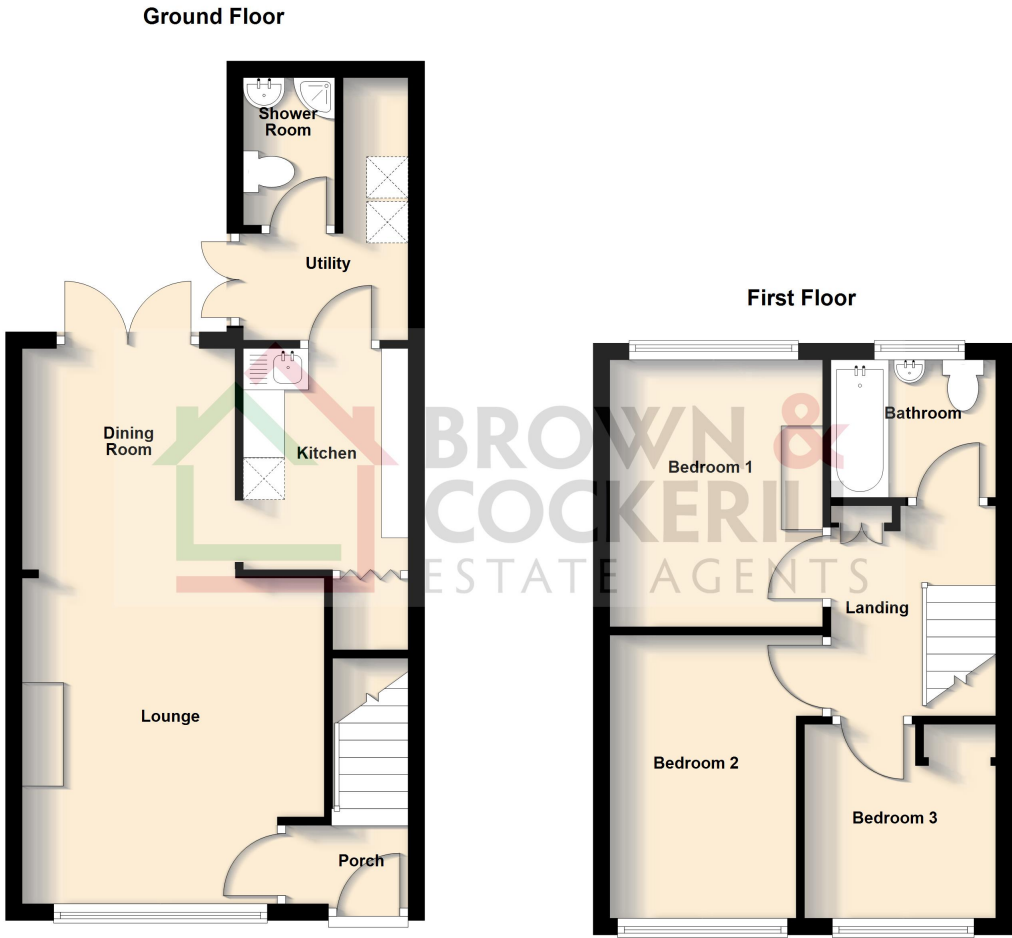
Ground Floor

Entrance Porch
4' 4" x 3' 8" (1.32m x 1.12m)
Lounge/Dining Room
Lounge Area: 13' 5 maximum" x 11' 9" (4.09m maximum x 3.58m)
Dining Area: 10' 4" x 8' 3" (3.15m x 2.51m)
Kitchen
10' 3" x 8' 1" (3.12m x 2.46m)
Utility Area
11' 4" maximum x 9' 0" maximum (3.45m maximum x 2.74m maximum)
Ground Floor Shower Room
6' 6" x 5' 4" (1.98m x 1.63m)

First Floor

Landing
5' 9" maximum x 4' 9" maximum (1.75m maximum x 1.45m maximum)
Bedroom One
12' 7" maximum x 10' 4" (3.84m maximum x 3.15m)
Bedroom Two
12' 5" maximum x 12' 0" (3.78m maximum x 3.66m)
Bedroom Three
9' 8" x 9' 0" (2.95m x 2.74m)
Family Bathroom
5' 9" x 5' 5" (1.75m x 1.65m)

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.