

11 HARDY CLOSE

£230,000 Freehold

BILTON
RUGBY
WARWICKSHIRE
CV22 7JA



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 three bedroom semi detached family home situated in this sought after residential location of Bilton, Rugby.

There are a range of amenities available within the immediate area to include a local convenience store, hairdressers, newsagents, hot food takeaway outlets and bus routes to Rugby town centre.

There is convenient commuter access to the M1/M6/A5 and A45 road and motorway networks and Rugby Railway Station offers a mainline intercity service to Birmingham New Street and London Euston in under one hour.

The property is of traditional brick construction with a concrete tiled roof. In brief, the accommodation comprises of an entrance porch, entrance hall, ground floor cloakroom/W.C., lounge and a spacious kitchen/dining room with fitted four ring gas hob & oven.

To the first floor there are three well proportioned bedrooms and a family bathroom with a contemporary three piece white suite.

The property benefits from Upvc double glazing and gas fired central heating to radiators via a combination boiler.

Externally, the property overlooks a public open space to the front and is approached via a pedestrian pathway. The enclosed rear garden is laid to lawn with a paved patio area to the immediate which provides an ideal al-fresco dining and entertaining space.

A service lane to the rear provides vehicular access to the single garage and covered on-site parking with carport.

Early viewing is considered essential.

Gross internal area: 785 ft² (73 m²)

AGENTS NOTES

Council Tax Band: 'C'

All Mains services are connected

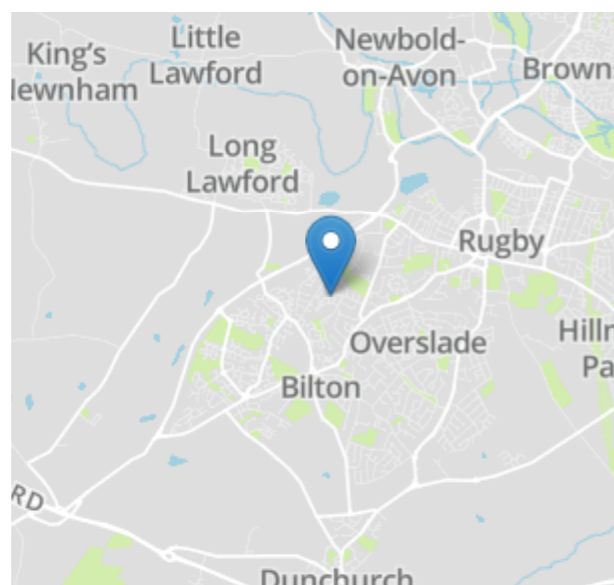
MORTGAGE & LEGAL ADVICE

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 Three Bedroom Semi Detached Home**
- **Ground Floor Cloakroom/W.C.**
- **Lounge, Kitchen/Dining Room**
- **First Floor Family Bathroom**
- **Upvc Double Glazing, Gas Fired Central Heating to Radiators**
- **Single Garage & Carport to the Rear**
- **Early Viewing Strongly Recommended**



ROOM DIMENSIONS

Ground Floor

Entrance Porch

5' 0" x 3' 1" (1.52m x 0.94m)

Entrance Hall

5' 8" x 5' 6" (1.73m x 1.68m)

Cloakroom/W.C.

5' 7" max. x 5' 3" (1.70m max. x 1.60m)

Lounge

16' 0" x 10' 0" (4.88m x 3.05m)

Kitchen/Dining Room

16' 0" x 9' 10" max. (4.88m x 3.00m max.)

First Floor

Landing

8' 11" x 7' 8" (2.72m x 2.34m)

Bedroom One

13' 2" x 10' 1" (4.01m x 3.07m)

Bedroom Two

12' 11" x 7' 11" (3.94m x 2.41m)

Bedroom Three

9' 10" x 7' 8" (3.00m x 2.34m)

Bathroom

6' 3" x 6' 1" (1.91m x 1.85m)

Externally

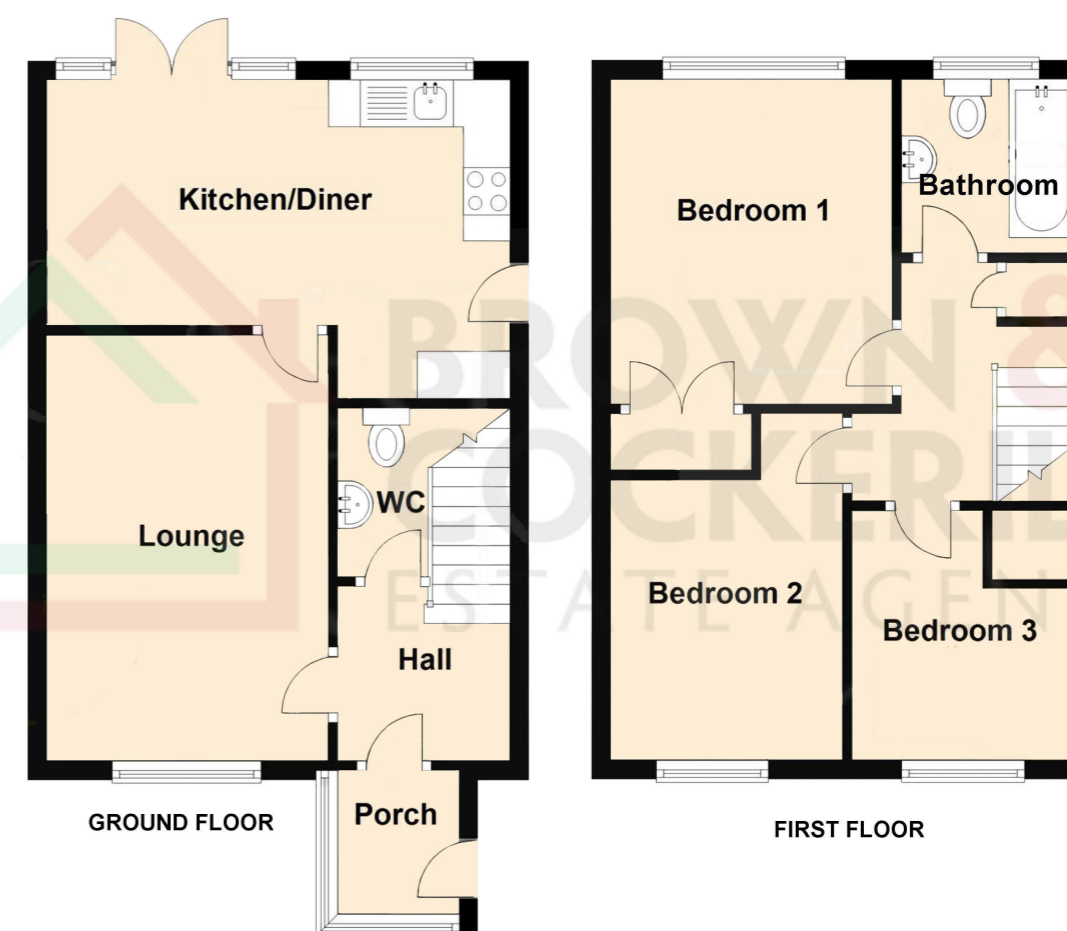
Garage

15' 9" x 8' 10" (4.80m x 2.69m)

Carport

14' 9" x 10' 3" (4.50m x 3.12m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	60	
(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.