



17 KINGSLEY AVENUE

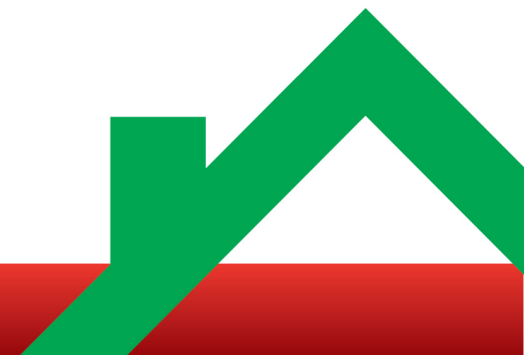
Offers Over £310,000 Freehold

HILLMORTON
RUGBY
WARWICKSHIRE
CV21 4JX



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this traditional three bedroom semi detached family home situated in the sought after residential location of Hillmorton, Rugby. The property is of standard brick built construction with a tiled roof.

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, whilst also being a short walk from Abbots Farm Infant & Junior Schools.

The property is conveniently situated for easy commuter access to M1/M6/A5/A45 and A426 road and motorway networks and Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation is set over two floors and in brief, comprises of an entrance hall with under stairs storage cupboard and stairs rising to the first floor landing. The open plan lounge/dining room has a bay window to the front elevation and French doors opening onto the rear garden. There is a fitted kitchen with separate utility room which has a door opening onto the rear garden. To the first floor, there are three well proportioned bedrooms and a family bathroom fitted with a three piece white suite.

The property benefits from Upvc double glazing, gas fired central heating to radiators and all mains services are connected.

Externally, to the front of the property is a driveway providing off road parking for two to three vehicles and has side access to the rear. The good sized rear garden is predominantly laid to lawn with a patio area to the immediate rear which is ideal for al fresco dining/entertaining.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 84 m² (904 ft²).

AGENTS NOTES

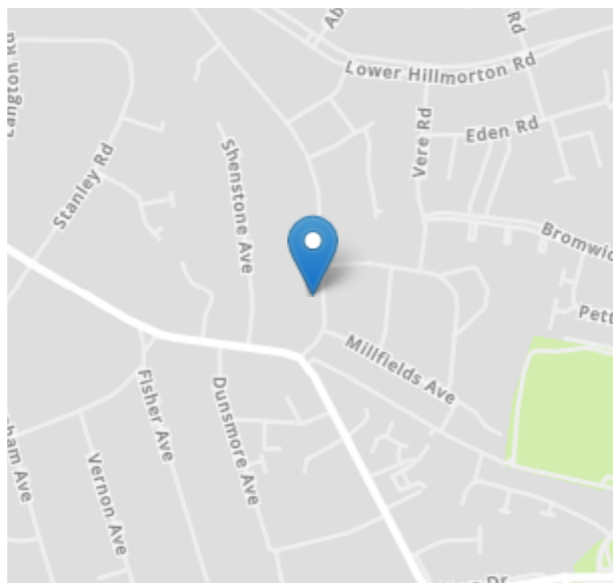
Council Tax Band 'C'.
Estimated Rental Value: £1300 pcm approx.
What3Words: //itself.pillow.golf

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 Traditional Three Bedroom Semi Detached Family Home**
- **Sought After Residential Location**
- **Open Plan Lounge/Dining Room with French Doors to Rear Garden**
- **Kitchen with Separate Utility Room**
- **First Floor Family Bathroom with White Suite**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Good Sized 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			
		64	86
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

Ground Floor

Entrance Hall

13' 10" x 5' 11" (4.22m x 1.80m)

Open Plan Lounge/Dining Room

23' 8" x 11' 0" maximum (7.21m x 3.35m maximum)

Kitchen

9' 5" x 6' 10" (2.87m x 2.08m)

Utility Room

6' 10" x 4' 5" (2.08m x 1.35m)

First Floor

Landing

9' 0" x 8' 0" (2.74m x 2.44m)

Family Bathroom

5' 10" x 5' 10" (1.78m x 1.78m)

Bedroom One

11' 11" into bay window x 10' 3" (3.63m into bay window x 3.12m)

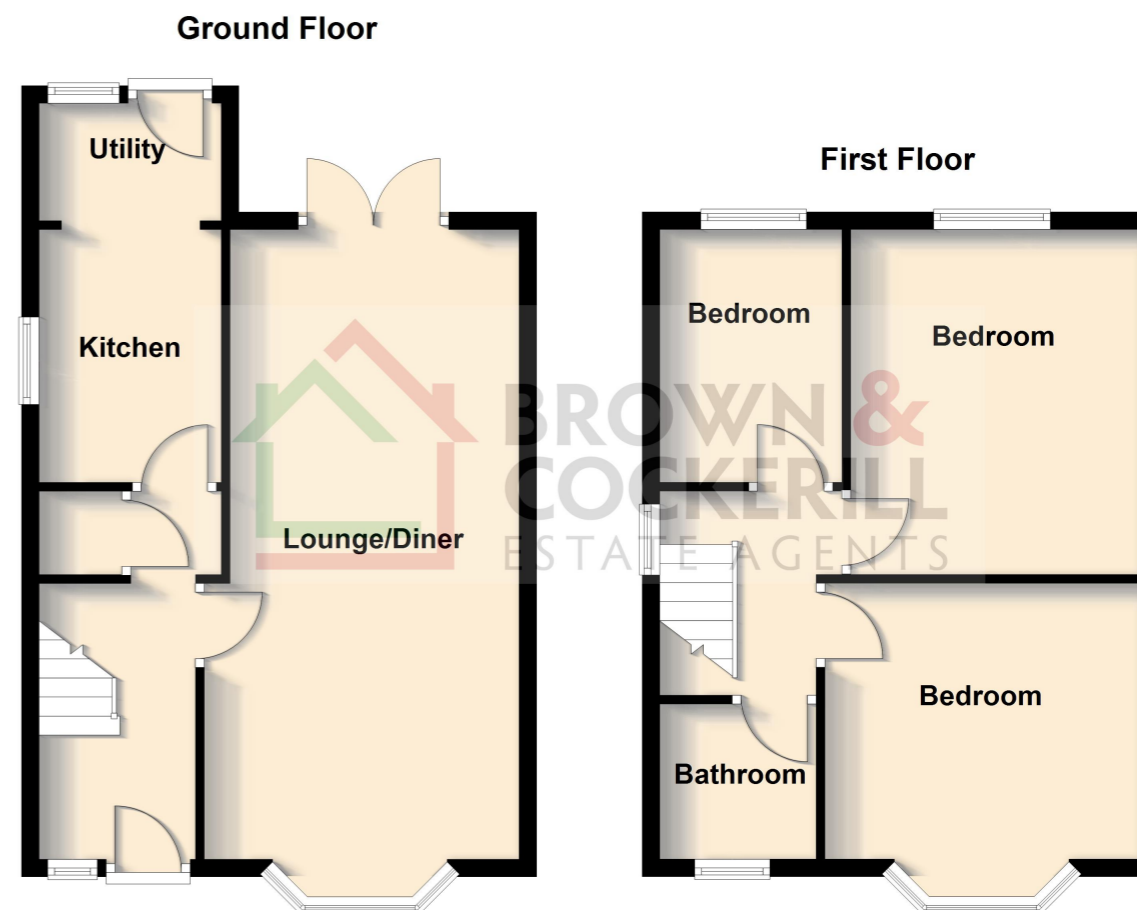
Bedroom Two

12' 10" x 10' 5" (3.91m x 3.17m)

Bedroom Three

9' 7" x 7' 11" (2.92m x 2.41m)

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.