



25A WAVERLEY ROAD

Guide Price £295,000 Freehold

HILLMORTON
RUGBY
WARWICKSHIRE
CV21 4NN



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom detached bungalow located in the popular residential area of Hillmorton, Rugby. The bungalow is of standard brick built construction with a tiled roof.

There are a range of local amenities to include a parade of shops and stores, hot food take away outlets and schooling for all ages. Rugby town centre offers a more comprehensive range of shops, stores and supermarkets, restaurants and cafes, library, public houses, doctors surgeries, leisure facilities, recreational parks and churches of several denominations.

Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street. There is easy access to the M1, M6, A5 and A14 road and motorway networks, making this location ideal for those wishing to commute.

In brief, the accommodation comprises of an entrance hall with tiled flooring and a lounge with air conditioning. The kitchen/dining room has tiled flooring and a five ring AEG gas hob with oven beneath and extractor over; integrated dishwasher and space and plumbing for an automatic washing machine. The separate boiler room has tiled flooring and houses the Vaillant gas fired central heating boiler. Bedroom one has air conditioning and fitted wardrobes and benefits from an fully tiled en-suite shower room fitted with a large shower enclosure, wash hand basin and low level w.c. Bedroom two also has air conditioning and fitted wardrobes. The fully tiled family bathroom comprises of a three piece white suite with a bath with shower over; pedestal wash hand basin and low level w.c.

The property benefits from gas fired central heating, double glazing, part air conditioning and all mains services are connected.

Externally, to the front of the property is a block paved driveway allowing for secure and gated off road parking to the side of the garage. The garage has an up and over door; pedestrian door; storage into the roof space and power and lighting connected. To the rear of the garage is a store/workshop which is an ideal brick built storage room with power and lighting connected. The enclosed rear courtyard style garden is of low maintenance and predominantly laid to a slabbed patio ideal for al-fresco dining and entertaining. There is a raised shrub boarder and the garden is enclosed by a boundary wall.

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

Gross Internal Area: approx. 98 m² (1054 ft²).

AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Value: £950 pcm approx.

What3Words: ///piano.resist.tribes

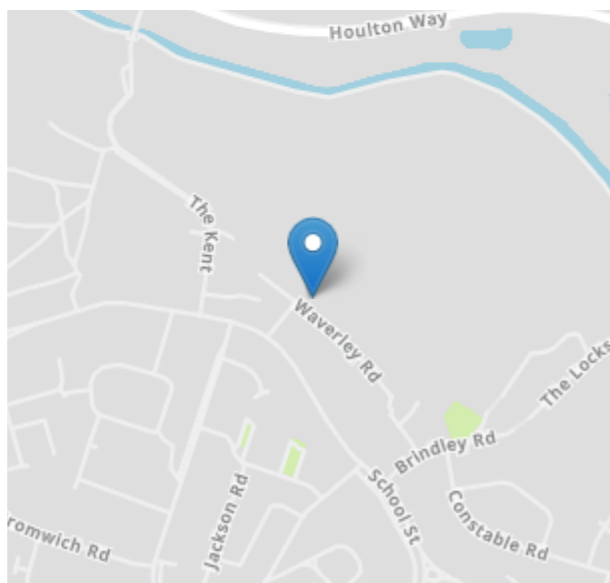
MORTGAGE & LEGAL ADVICE

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**
- **Popular Residential Location**
- **Lounge and Boiler Room**
- **Fitted Kitchen/Dining Room with Integrated Appliances**
- **En-Suite Shower Room to Master Bedroom and Further Family Bathroom**
- **Gas Fired Central Heating, Double Glazing and Part Air Conditioning**
- **Garage, Store/Workshop and Off Road Parking**
- **Early Viewing is Considered Essential and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	74	
(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 Hall

6' 7" x 6' 4" (2.01m x 1.93m)

Lounge

15' 0" x 14' 0" (4.57m x 4.27m)

Kitchen/Dining Room

21' 2" maximum x 14' 9" (6.45m maximum x 4.50m)

Bedroom One

12' 0" x 11' 8" to fitted wardrobes (3.66m x 3.56m to fitted wardrobes)

En-Suite Shower Room

9' 0" x 4' 1" (2.74m x 1.24m)

Bedroom Two

12' 10" x 10' 1" (3.91m x 3.07m)

Family Bathroom

8' 4" x 5' 7" (2.54m x 1.70m)

Externally

Garage

16' 7" x 9' 10" (5.05m x 3.00m)

Store/Workshop

9' 10" x 4' 1" (3.00m x 1.24m)

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.