



81 KINGSLEY AVENUE

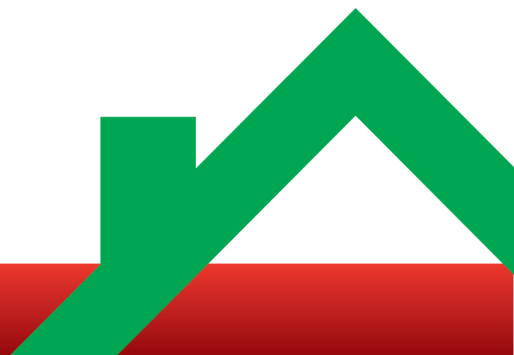
HILLMORTON
RUGBY
WARWICKSHIRE
CV21 4JZ

£335,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern three bedroom detached family home situated in the popular residential location of Hillmorton, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being 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 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 operates 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 stairs rising to the first floor landing and under stairs storage. There is a ground floor cloakroom/w.c. and a lounge with a bay window. The open plan kitchen/dining room has a large under stairs storage cupboard and French doors opening onto the rear garden. The kitchen area has a built in oven, gas hob with extractor over and space and plumbing for appliances.

To the first floor, the landing gives access to three well proportioned bedrooms with the second bedroom benefitting from a part tiled en-suite shower room fitted with a three piece white suite. The fully tiled family bathroom is fitted with a panelled bath with shower and screen over, pedestal wash hand basin, low level w.c. and chrome heated towel rail.

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

Externally, to the front is a good sized block paved driveway proving ample off road parking for approximately four vehicles, and double wooden gates giving access to the side of the property where there is a hard standing. (With the usual required planning consent, this could provide an ideal opportunity to erect a garage). The rear garden is enclosed by timber fencing to the boundaries and has a paved patio area to the immediate rear with the remainder being laid to lawn. The garden enjoys a private aspect and is of a good size.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 106 m² (1140 ft²).

AGENTS NOTES

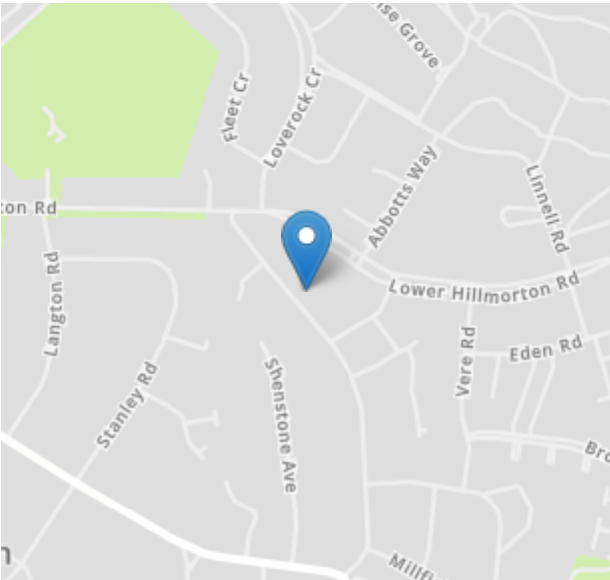
Council Tax Band 'C'.
Estimated Rental Value: £1250 pcm approx.
What3Words: ///thanks.poker.length

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 Modern Three Bedroom Detached Family Home
- Popular Residential Location
- Ground Floor Cloakroom/W.C. and Lounge with Bay Window
- Bedroom Two with En-Suite Shower Room and Further Family Bathroom with Three Piece White Suite
- Open Plan Kitchen/Dining Room with Oven, Hob and French Doors to the Rear Garden
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden and Ample 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	76	80
(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

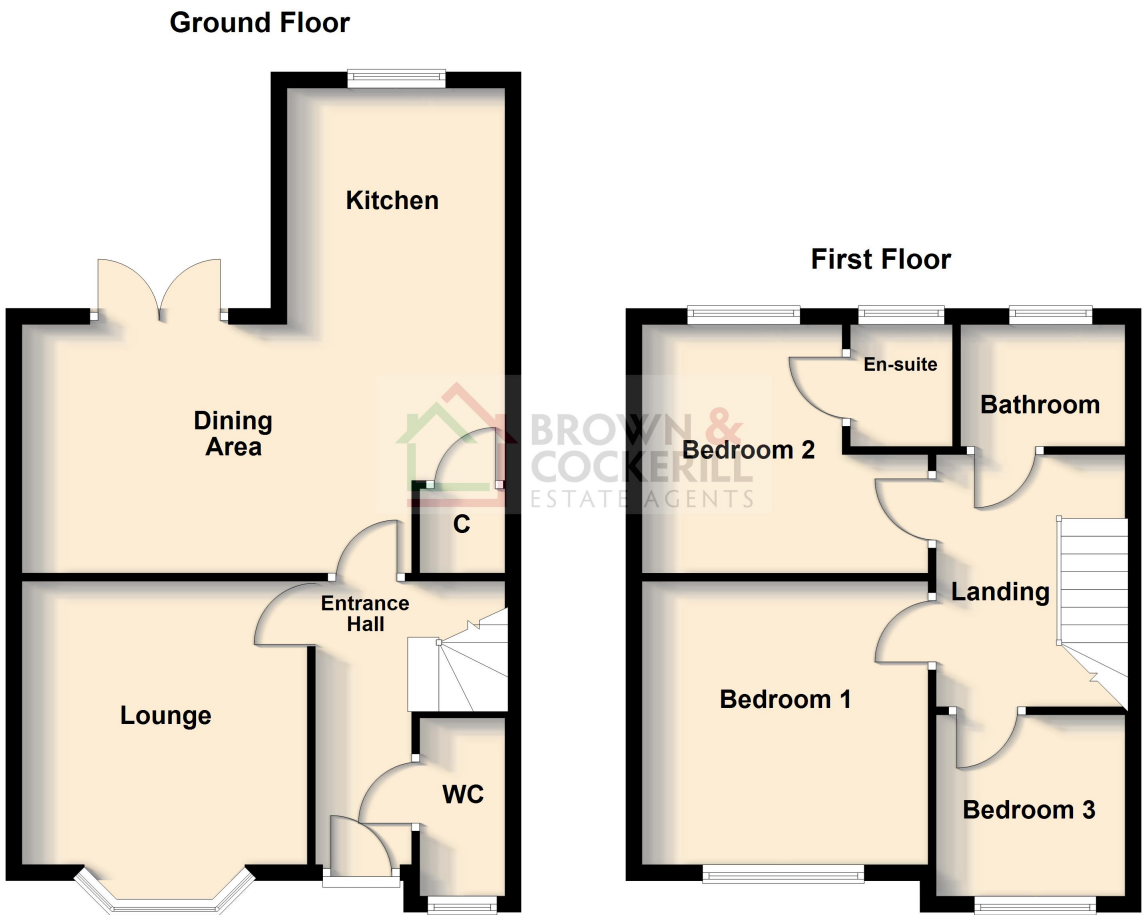
Ground Floor

Entrance Hall
11' 7" x 3' 11" (3.53m x 1.19m)
Ground Floor Cloakroom/W.C.
7' 3" x 3' 1" (2.21m x 0.94m)
Lounge
11' 8" x 11' 7" excluding bay window (3.56m x 3.53m excluding bay window)
Open Plan Kitchen/Dining Room
Kitchen Area: 9' 4" x 8' 11" (2.84m x 2.72m)
Dining Area: 19' 9" x 10' 2" (6.02m x 3.10m)

First Floor

Landing
11' 4" x 6' 4" (3.45m x 1.93m)
Bedroom One
11' 8" x 11' 7" (3.56m x 3.53m)
Bedroom Two
11' 9" x 10' 3" (3.58m x 3.12m)
En-Suite Shower Room
5' 4" x 4' 2" (1.63m x 1.27m)
Bedroom Three
7' 5" x 6' 4" (2.26m x 1.93m)
Family Bathroom
6' 5" x 5' 3" (1.96m x 1.60m)

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.