



109 CONSTABLE ROAD

Offers Over £280,000 Freehold

HILLMORTON
RUGBY
WARWICKSHIRE
CV21 4DA



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this 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.

There are a range of local amenities available within the area to include a parade of shops and stores, public house, hot food take away outlets and excellent schooling for all ages.

There are regular bus routes to Rugby town centre and Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston within the hour. There is also convenient commuter access to the M1, M6, A5 and A14 road and motorway networks.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor; lounge with fireplace and separate dining room and a kitchen with space for cooker, upright fridge/freezer and plumbing for an automatic washing machine.

To the first floor there are three well proportioned bedrooms and a family shower room fitted with a white suite and separate w.c.

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 and gives access to the garage. The enclosed rear garden is predominantly laid to lawn with a paved patio to the immediate rear.

Early viewing is advised to avoid disappointment and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 88 m² (947 ft²).

AGENTS NOTES

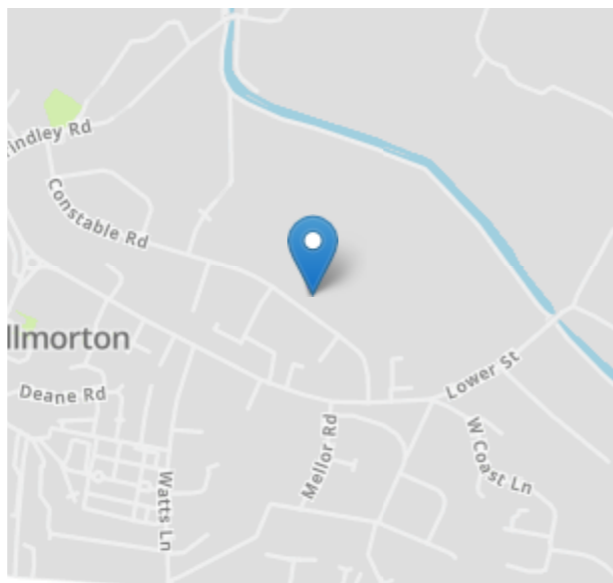
Council Tax Band 'C'.
Estimated Rental Value: £1100 pcm approx.
What3Words:///soda.cracks.wiped

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 Three Bedroom Detached Property
- Popular Residential Location
- Lounge with Fireplace and Separate Dining Room
- First Floor Family Shower Room with Separate W.C.
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Good Sized and Enclosed Rear Garden
- Off Road Parking and Garage
- Early Viewing is Advised, No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(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

16' 1" x 14' 9" (4.90m x 4.50m)

Lounge

13' 1" x 12' 5" (3.99m x 3.78m)

Dining Room

12' 4" x 12' 0" (3.76m x 3.66m)

Kitchen

8' 8" x 8' 2" (2.64m x 2.49m)

First Floor

Bedroom One

13' 4" x 12' 2" (4.06m x 3.71m)

Bedroom Two

11' 9" x 10' 2" (3.58m x 3.10m)

Bedroom Three

9' 0" x 7' 9" (2.74m x 2.36m)

Family Shower Room

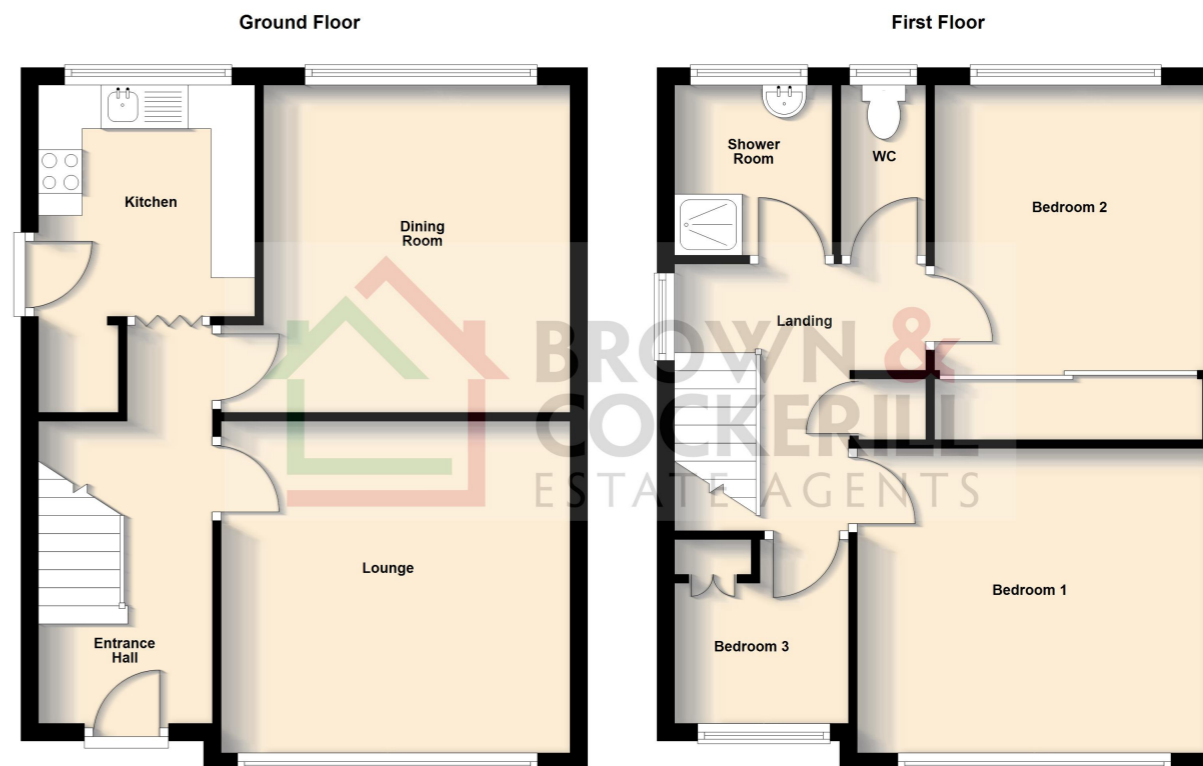
6' 0" x 5' 5" (1.83m x 1.65m)

Externally

Garage

20' 11" x 10' 1" (6.38m x 3.07m)

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.