

## 42 PERCIVAL ROAD

HILLMORTON  
RUGBY  
WARWICKSHIRE  
CV22 5JT

**£425,000 Freehold**



## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended three bedroom detached property with garden home office and located in the sought after 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, bus routes to Rugby town centre and excellent local schooling for all ages.

The property is conveniently situated for easy commuter access to M1/M6/A5 and A14 road and motorway networks and Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston within the 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 doors off to the accommodation. The lounge has a bay window to the front elevation and a feature fireplace with open fire, tiled hearth and timber surround. The extended lounge/dining room has sliding patio doors opening onto the rear garden and a feature fireplace with inset gas fire. The L-shaped kitchen has a built in oven and hob with extractor over; integrated dishwasher and space for further appliances. The separate utility room has space and plumbing for an automatic washing machine and tumble dryer; sink and pedestrian door to the side of the property. The ground floor bedroom is currently used as office space and there is a ground floor cloakroom/w.c. fitted with a white suite.

To the first floor, the landing gives access to the master bedroom which has a bay window to the front elevation and there is a further good sized bedroom to the rear elevation. Bathroom one is fully tiled and fitted with a P-shaped bath with shower over; low level w.c. and wash hand basin. There is an additional part tiled bathroom fitted with a panelled bath, low level w.c. and vanity unit with inset wash hand basin.

Externally, to the front of the property is a block paved driveway providing ample off road parking for approximately three vehicles. The enclosed rear garden is predominantly laid to lawn with a good sized patio area to the immediate rear; ideal for al fresco dining and entertaining. The garden enjoys a private aspect and benefits from a home office with power and lighting connected, and there is also an additional garden shed measuring 15ft by 7ft 8in.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 116 m<sup>2</sup> (1248 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'E'.

Estimated Rental Value: £1400 pcm approx.

What3Words: //crazy.cones.magic

## 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.

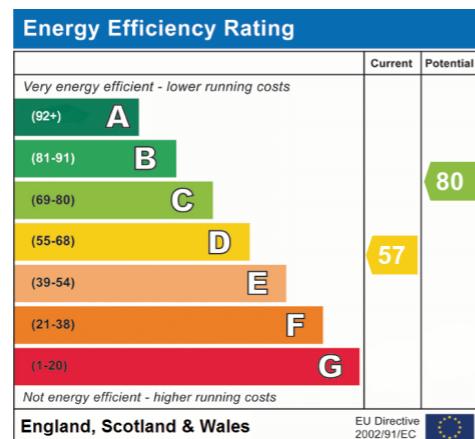
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

## KEY FEATURES

- An Extended Three Bedroom Detached Property with Garden Home Office
- Sought After Residential Location
- Lounge with Open Fire and Separate Extended Lounge/Dining Room with Patio Doors to Rear Garden
- L-Shaped Kitchen with Oven and Hob and Separate Utility Room
- Ground Floor Cloakroom/W.C. and Bedroom, Two First Floor Bathrooms with White Suites
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Ample Off Road Parking and Enclosed Rear Garden with Home Office
- Early Viewing is Highly Recommended



## ENERGY PERFORMANCE CERTIFICATE



## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

12' 11" x 5' 10" (3.94m x 1.78m)

#### Lounge

12' 0" x 10' 10" plus bay window (3.66m x 3.30m plus bay window)

#### Extended Lounge/Dining Room

20' 0" x 11' 9" (6.10m x 3.58m)

#### L-Shaped Kitchen

16' 11" maximum x 12' 11" maximum (5.16m maximum x 3.94m maximum)

#### Utility Room

6' 10" x 5' 10" (2.08m x 1.78m)

#### Bedroom Three

11' 7" x 8' 10" (3.53m x 2.69m)

#### Ground Floor Cloakroom/W.C.

5' 11" x 2' 9" (1.80m x 0.84m)

### First Floor

#### Landing

7' 0" x 6' 9" (2.13m x 2.06m)

#### Bedroom One

120' 9" x 10' 7" plus bay window (36.80m x 3.23m plus bay window)

#### Bedroom Two

13' 2" x 10' 7" (4.01m x 3.23m)

#### Bathroom One

6' 9" x 6' 9" (2.06m x 2.06m)

#### Bathroom Two

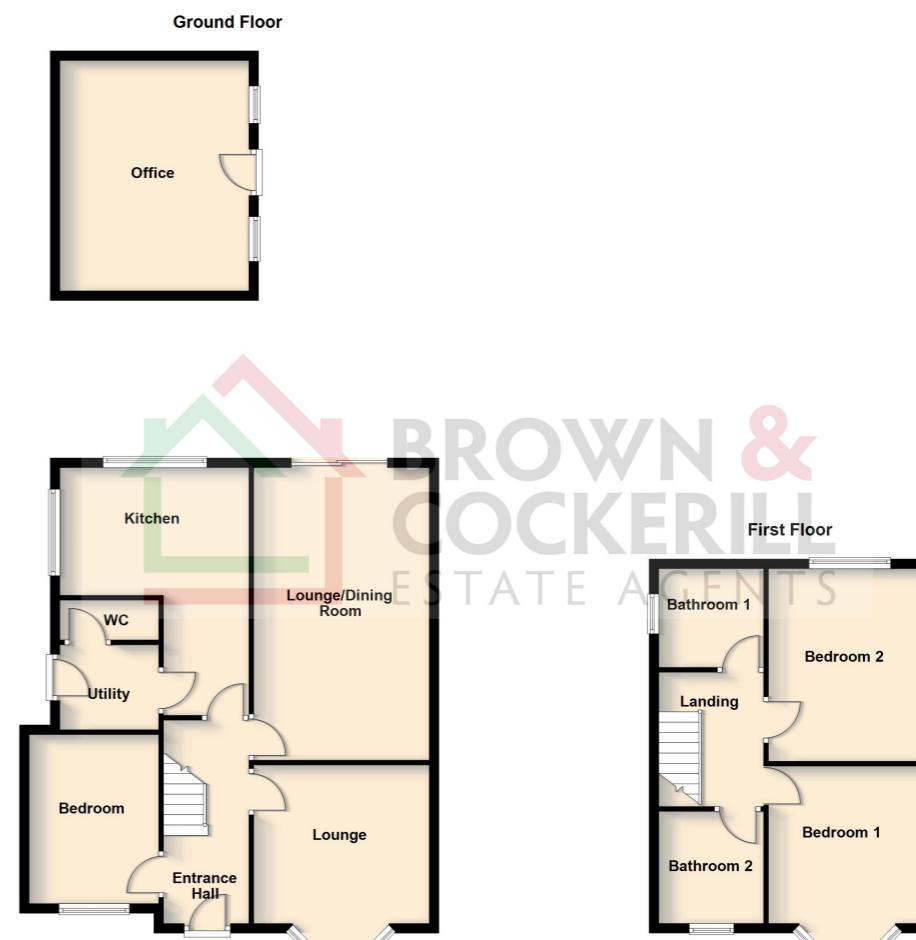
7' 8" x 7' 2" (2.34m x 2.18m)

#### Externally

#### Garden Home Office

15' 9" x 12' 7" (4.80m x 3.84m)

## 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.