



198 HILLMORTON ROAD

£625,000 Freehold

RUGBY
WARWICKSHIRE
CV22 5AP



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this four bedroom detached family home located on the prestigious Hillmorton Road which is conveniently located for Rugby town centre and railway station. 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 property is set over two floors and in brief, comprises of a centrally located entrance hall with storage cupboards and a dog leg staircase rising to the first floor landing. The part tiled ground floor cloakroom/w.c. is fitted with a wall mounted vanity unit with inset wash hand basin and low level w.c. The lounge has sliding patio doors opening onto the rear garden and folding doors through to the dining room. The Upvc double glazed conservatory is accessed via sliding patio doors off the dining room and has French doors opening onto the rear garden. The fitted kitchen has a tiled floor with access into the car port that has an electric front door and remains open to the rear. There is a study with a bow window and internal door through to the garage.

To the first floor, the galleried landing has a large airing cupboard, window and doors off to four well proportioned bedrooms all with fitted wardrobes and serviced by the part tiled family bathroom, fitted with a four piece white suite to include a panelled bath, shower enclosure, vanity units with inset wash hand basin and low level w.c.

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

Externally, to the front is a gravelled driveway, edged by lawns and provides off road parking for several vehicles and gives access to the garage. The garage has an electric roller door and separate work shop to the rear that has a pedestrian door into the garden. The enclosed rear garden is predominantly laid to lawn with a paved patio area to the immediate rear and has raised ornamental borders. The picturesque garden spans approximately .35 of an acre and enjoys a private aspect.

Early viewing is highly recommended and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 131 m² (1410 ft²).

AGENTS NOTES

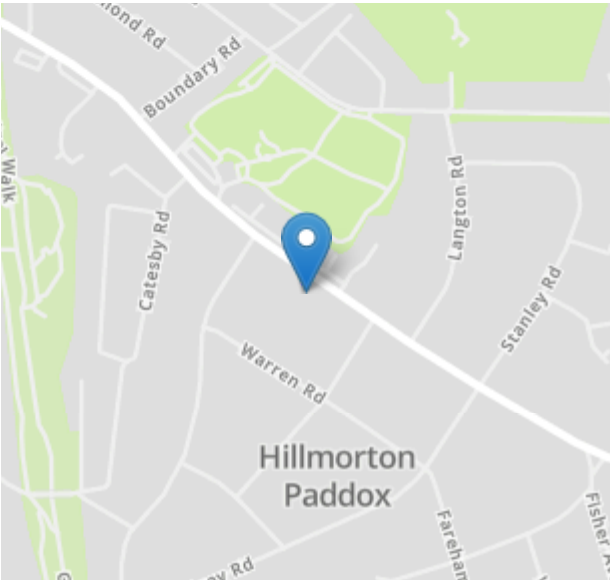
Council Tax Band 'F'.
Estimated Rental Value: £1950 approx.
What3Words: ///arts.each.slope

MORTGAGE & LEGAL ADVICE

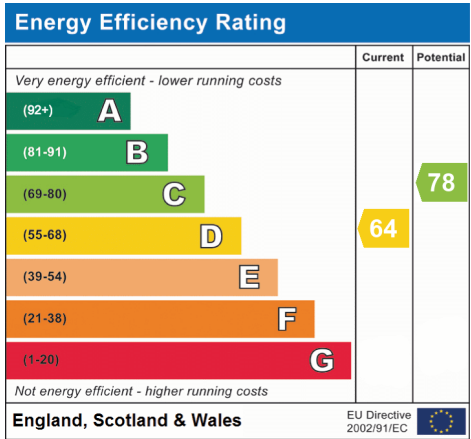
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Four Bedroom Detached Family Home on Approximately .35 Acre Plot in Prestigious Location, Convenient for Rugby Town Centre and Railway Station**
- **Lounge with Sliding Patio Doors to Rear Garden and Folding Doors to Separate Dining Room**
- **Ground Floor Cloakroom/W.C., Conservatory and Study**
- **Fitted Kitchen with Access to Side Car Port**
- **First Floor Family Bathroom with Four Piece White Suite**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden, Off Road Parking, Garage and Work Shop**
- **Early Viewing is Highly Recommended and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

Entrance Hall
11' 4" x 10' 5" (3.45m x 3.17m)
Ground Floor Cloakroom/W.C.
5' 4" x 3' 3" (1.63m x 0.99m)
Lounge
16' 5" x 12' 5" (5.00m x 3.78m)
Dining Room
12' 6" x 12' 5" (3.81m x 3.78m)
Kitchen
10' 5" x 9' 1" (3.17m x 2.77m)
Conservatory
13' 5" x 11' 10" (4.09m x 3.61m)
Study
14' 3" x 7' 11" (4.34m x 2.41m)
First Floor

Landing
15' 3" maximum x 10' 6" maximum (4.65m maximum x 3.20m maximum)

Bedroom One
12' 5" x 11' 3" (3.78m x 3.43m)
Bedroom Two
12' 3" x 8' 4" (3.73m x 2.54m)
Bedroom Three
12' 5" x 7' 1" (3.78m x 2.16m)
Bedroom Four
10' 0" x 7' 2" (3.05m x 2.18m)
Family Bathroom
8' 8" x 8' 3" maximum (2.64m x 2.51m maximum)
Externally
Garage
20' 1" x 11' 0" (6.12m x 3.35m)
Work Shop
9' 10" x 7' 10" (3.00m x 2.39m)

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.