

18 KINGSLEY AVENUE

£325,000 Freehold

HILLMORTON
RUGBY
WARWICKSHIRE
CV21 4JX



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 and recently refurbished three bedroom semi detached property located 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 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 offers 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 an under stairs storage cupboard. There is a lounge with bay window and a ground floor cloakroom/w.c. fitted with a white suite. The extended and open plan kitchen/dining room has a central island with storage, fitted seating area and sliding doors opening onto the rear garden.

To the first floor, there is a landing with doors off to three well proportioned bedrooms and a family bathroom fitted with a three piece white suite to include a bath with shower over, pedestal wash hand basin and low level 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 concrete driveway providing off road parking, stoned area and wooden gates giving access to the rear. The enclosed rear garden has a concrete patio with steps leading down to the good sized and long lawned area.

Early viewing is highly recommended.

Gross Internal Area: approx. 92 m² (990 ft²).

AGENTS NOTES

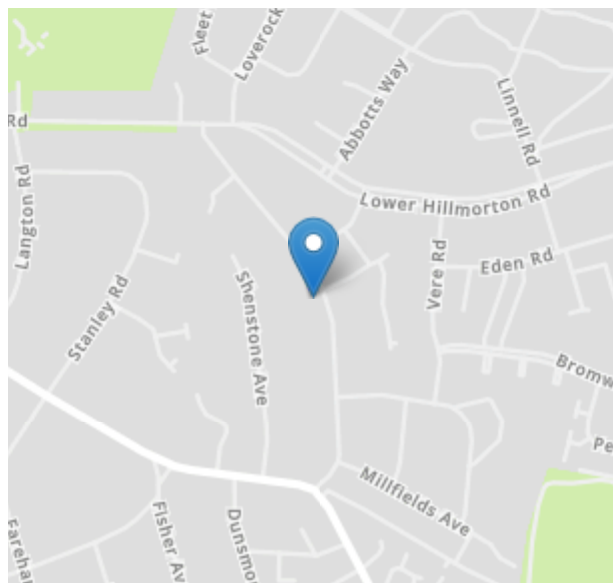
Council Tax Band 'C'.
Estimated Rental Value: £1100 pcm approx.
What3Words: ///colleague.dizzy.tolls

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 and Modern Three Bedroom Semi Detached Property
- Popular Residential Location
- Lounge with Bay Window and Ground Floor Cloakroom/W.C.
- Extended and Stylish Open Plan Kitchen/Dining Room with Doors to Rear Garden
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- First Floor Family Bathroom with Three Piece White Suite
- Enclosed Rear Garden and 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		83
(69-80)	C		
(55-68)	D	62	
(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

13' 9" x 5' 11" (4.19m x 1.80m)

Lounge

11' 11" x 10' 5" (3.63m x 3.17m) excluding bay window

Extended Open Plan Kitchen/Dining Room

18' 9" x 17' 9" (5.71m x 5.41m)

Ground Floor Cloakroom/W.C.

4' 8" x 2' 11" (1.42m x 0.89m)

First Floor

Landing

8' 0" x 4' 0" (2.44m x 1.22m)

Bedroom One

11' 10" x 10' 2" (3.61m x 3.10m) excluding bay window

Bedroom Two

12' 10" x 10' 0" (3.91m x 3.05m)

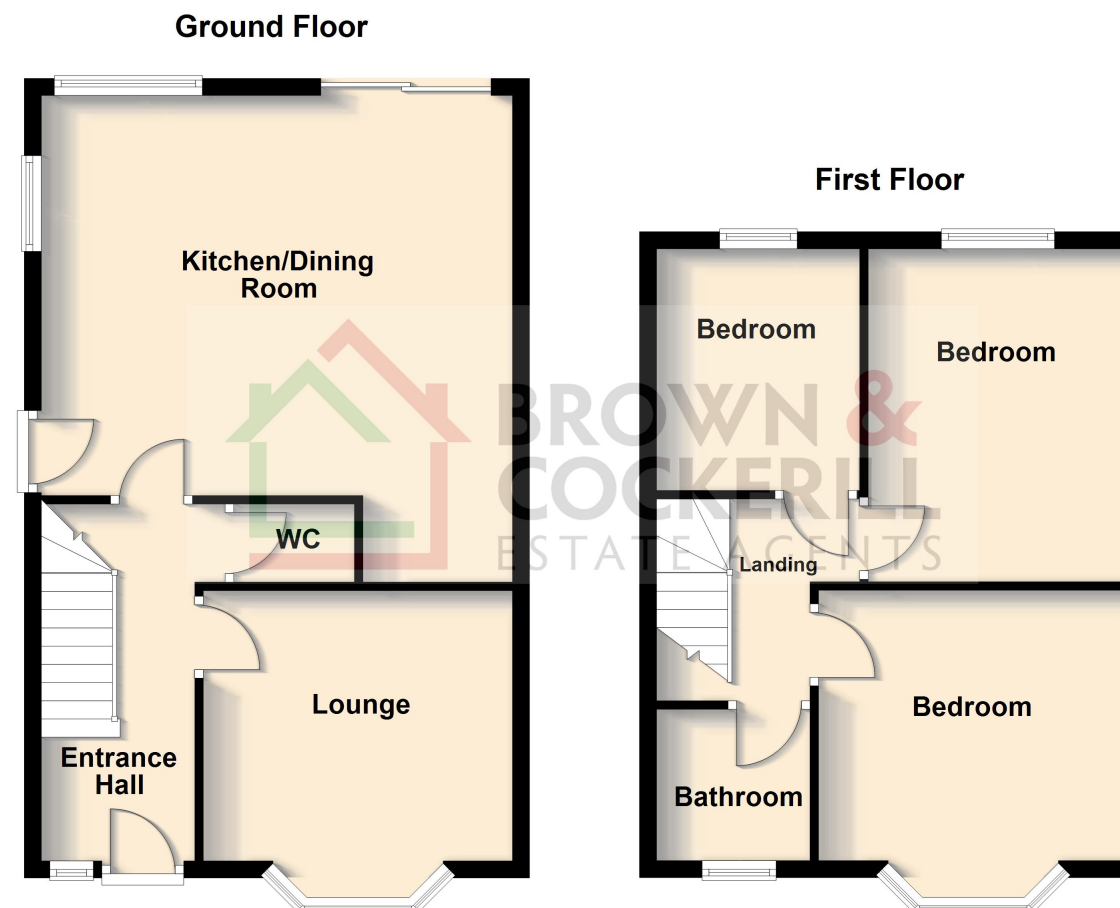
Bedroom Three

9' 4" x 7' 9" (2.84m x 2.36m)

Family Bathroom

5' 11" x 5' 10" (1.80m x 1.78m)

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.