

253 LOWER HILLMORTON ROAD

£349,950 Freehold

RUGBY  
WARWICKSHIRE  
CV21 4AB



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this spacious three bedroom semi detached family home located in the popular residential location of Hillmorton, Rugby. The property is of standard brick built construction and has 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.

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 London Euston in under an hour and Birmingham New Street.

In brief, the accommodation comprises of a spacious and welcoming entrance hall, a good sized lounge with feature bay window and gas fire, a separate dining room also with a feature bay window and gas fire and the kitchen which has integrated appliances to include a dishwasher, fridge and an electric oven with four ring gas hob with extractor over. Off the kitchen, there is an internal lobby which allows access from the front to the back of the property, a cloakroom/w.c., a utility area and a storage cupboard.

To the first floor, there are three very well proportioned bedrooms, two with feature bay windows. The four piece fully tiled family bathroom comprises of a bath, recently refitted shower cubicle, w.c. and separate wash hand basin.

The property benefits from gas fired central heating to radiators, Upvc double glazing (replaced by Everest ten years ago) and all mains services are connected.

Externally, there is a private rear multi tiered rear garden with space to the side providing ample scope for extension, subject to planning permission. To the front, there is ample off road parking, a hedged fore garden which is predominantly laid to lawn and a single garage with power and lighting connected.

Early viewing is advised. No onward chain.

## AGENTS NOTES

Council Tax Band 'C'.

What3Words: ///orchestra.chains.winter

## 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 Spacious Three Bedroom Semi Detached Family Home**
- **In Need of Modernisation and Refurbishment**
- **Lounge and Separate Dining Room**
- **Kitchen with Integrated Appliances**
- **First Floor Family Bathroom with Four Piece Suite**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Private Rear Garden, Ample Off Road Parking, Garage**
- **Early Viewing Advised, No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

14' 3" x 6' 9" (4.34m x 2.06m)

#### Lounge

15' 8" x 12' 9" (4.78m x 3.89m)

#### Dining Room

15' 0" x 11' 0" (4.57m x 3.35m)

#### Kitchen

9' 2" x 8' 2" (2.79m x 2.49m)

#### Lobby

11' 8" x 3' 0" (3.56m x 0.91m)

#### Cloakroom/W.C.

5' 2" x 3' 1" (1.57m x 0.94m)

### Utility Area

5' 3" x 3' 9" (1.60m x 1.14m)

### Storage

5' 3" x 3' 9" (1.60m x 1.14m)

### First Floor

#### Bedroom One

15' 8" x 12' 9" (4.78m x 3.89m)

#### Bedroom Two

12' 4" x 11' 0" (3.76m x 3.35m)

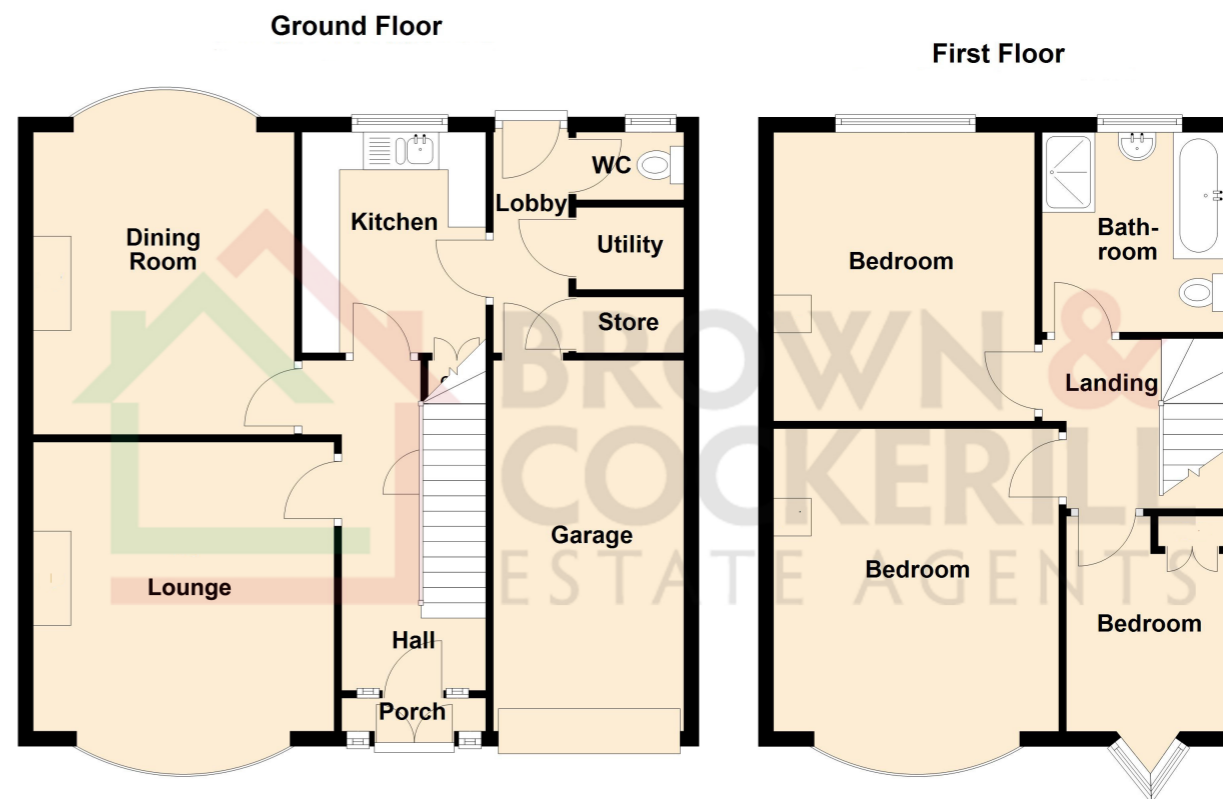
#### Bedroom Three

10' 2" x 7' 9" (3.10m x 2.36m)

#### Family Bathroom

8' 9" x 8' 3" (2.67m x 2.51m)

## 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.