

27 LOWER HILLMORTON ROAD

£220,000 Freehold

RUGBY  
WARWICKSHIRE  
CV21 3ST



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 two bedroom mid terraced property which is conveniently located and within walking distance of Rugby town centre and railway station. The property is of standard brick built construction with a tiled roof and has all mains services 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 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. There is a lounge with a bay window and feature fireplace, separate dining room with a feature fireplace and fitted kitchen with a built in oven, hob with extractor over.

To the first floor, bedroom one has a period fireplace and there is a further double bedroom. The family bathroom is fitted with a four piece white suite to include a panelled bath, separate corner shower enclosure, pedestal 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 small fore garden enclosed by a low level brick wall. The good sized rear East facing garden has a stoned area with the remainder laid to lawn with a right of access across.

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

Gross Internal Area: approx. 79 m² (850 ft²).

AGENTS NOTES

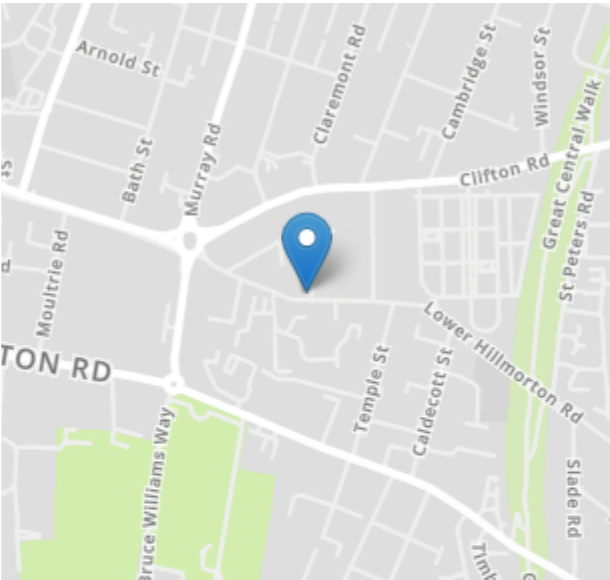
Council Tax Band 'B'.  
Estimated Rental Value: £895 pcm approx.  
What3Words: ///sily.cheek.cope

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 Two Bedroom Mid Terraced Property
- Conveniently Located for Rugby Town Centre and Railway Station
- Lounge with Feature Fireplace, Separate Dining Room
- Fitted Kitchen with Oven and Hob
- First Floor Family Bathroom with Four Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- East Facing Rear Garden
- Early Viewing is Highly Recommended, No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		60	79
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

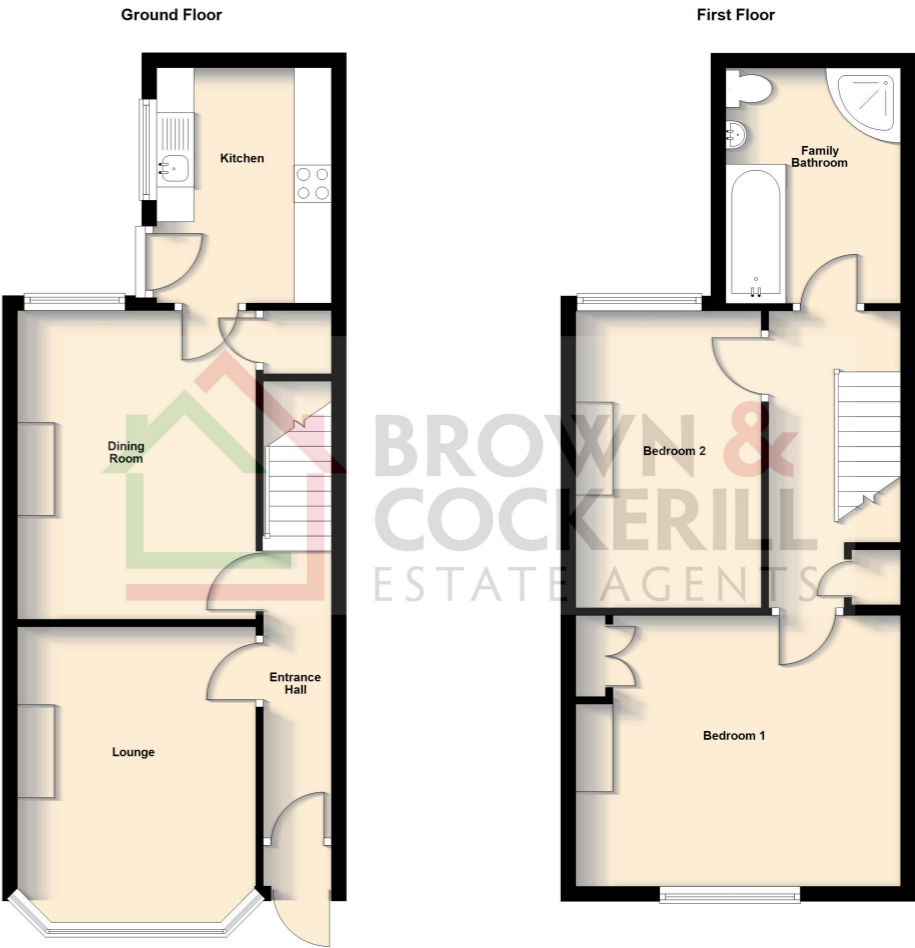
Ground Floor

- Entrance Hall  
9' 1" x 2' 11" (2.77m x 0.89m)
- Lounge  
13' 7" into bay window x 10' 6" (4.14m into bay window x 3.20m)
- Dining Room  
13' 0" x 11' 0" (3.96m x 3.35m)
- Kitchen  
10' 5" x 6' 8" (3.17m x 2.03m)

First Floor

- Landing  
12' 11" x 5' 6" (3.94m x 1.68m)
- Bedroom One  
13' 11" x 11' 10" (4.24m x 3.61m)
- Bedroom Two  
13' 0" x 8' 0" (3.96m x 2.44m)
- Family Bathroom  
10' 6" x 6' 9" (3.20m x 2.06m)

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.