



22 MORSON CRESCENT

Guide Price £290,000 Freehold

HILLMORTON
RUGBY
WARWICKSHIRE
CV21 4AL



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom semi detached property located in the sought after residential area of Hillmorton, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services connected.

There are a range of amenities available within the immediate area which is well served by a parade of shops and stores, supermarkets, public houses, hot food takeaway outlets, churches of several denominations and has excellent local schooling for all ages.

Rugby Railway Station operates a regular mainline intercity service to Birmingham New Street and London Euston within an hour and there is also convenient commuter access to the M1, M6, A5 and A14 road and motorway networks.

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, separate dining room with sliding patio doors opening onto the rear garden and a kitchen with space and plumbing for appliances.

To the first floor, the landing has doors off to the master bedroom which has a bay window and two further well proportioned bedrooms. The family bathroom is fitted with a coloured suite to include a panelled bath with shower over and pedestal wash hand basin and there is a separate w.c. The bathroom has a useful cupboard with radiator and houses the gas fired combination central heating boiler.

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

Externally, to the front of the property is block paved driveway providing off road parking and leading to the garage which has wooden doors. The enclosed rear garden is predominantly laid to lawn with a paved patio area to the immediate rear and pathway down the garden giving access to a useful brick built outhouse.

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

Gross Internal Area: approx. 87 m² (936 ft²).

AGENTS NOTES

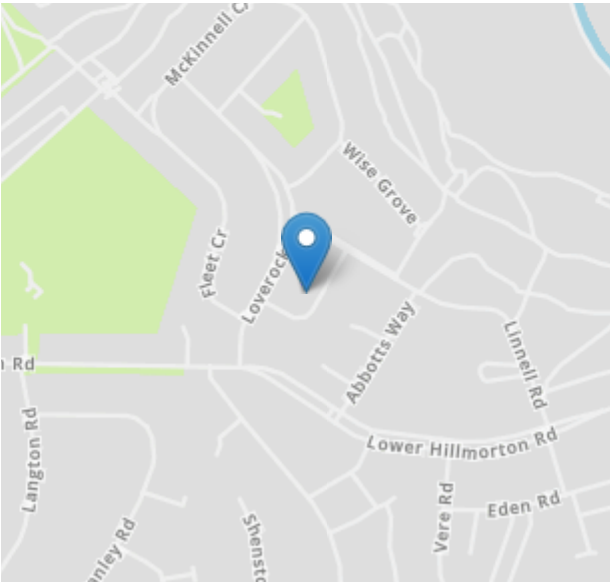
Council Tax Band 'C'.
What3Words: ///poems.necks.calm5

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 Three Bedroom Semi Detached Property
- Sought After Residential Location
- Lounge and Separate Dining Room with Sliding Patio Doors to Rear Garden
- Kitchen with Space and Plumbing for Appliances
- First Floor Family Bathroom with Separate W.C.
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden, Off Road Parking and Garage
- Early Viewing is Highly Recommended and No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	65	78
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		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

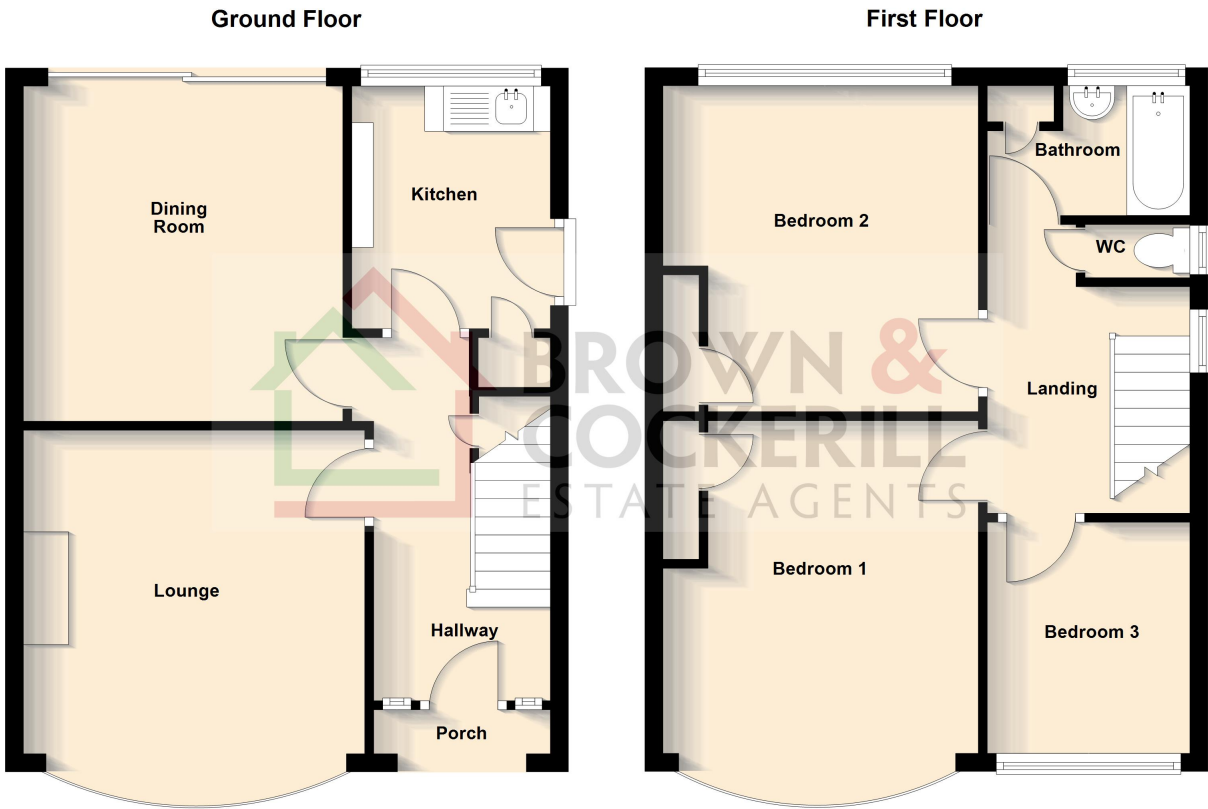
Ground Floor

- Entrance Hall
13' 2" x 6' 5" (4.01m x 1.96m)
- Lounge
14' 6" into bay window x 12' 5" (4.42m into bay window x 3.78m)
- Dining Room
11' 11" x 10' 11" (3.63m x 3.33m)
- Kitchen
8' 9" x 7' 11" (2.67m x 2.41m)
- First Floor
- Landing
9' 3" x 7' 5" (2.82m x 2.26m)

Bedroom One

- 14' 8" into bay window x 11' 6" (4.47m into bay window x 3.51m)
- Bedroom Two
11' 11" x 11' 7" (3.63m x 3.53m)
- Bedroom Three
9' 2" x 7' 4" (2.79m x 2.24m)
- Family Bathroom
7' 4" x 6' 1" (2.24m x 1.85m)
- Separate W.C.
4' 4" x 2' 4" (1.32m x 0.71m)
- Externally
- Garage
23' 3" x 9' 5" (7.09m x 2.87m)

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.