



9 SIDNEY ROAD

HILLMORTON  
RUGBY  
WARWICKSHIRE  
CV22 5LA

£375,000 Freehold



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 detached bungalow with an attic room in the highly sought after 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 local area to include a parade of local shops and stores, supermarket, public houses, hot food take away outlets and highly sought after schools for all ages.

Rugby Railway Station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street. There are regular bus services to Rugby town centre and easy commuter access to the M1/M6/A5 and A14 road and motorway networks making the location ideal for those wishing to commute.

In brief, the accommodation comprises of a lounge/dining room, sun room, bedrooms one and two both with w.c. and wash hand basin, bedroom three, refitted kitchen, inner lobby/utility area with plumbing for automatic washing machine and boiler and a refitted shower room.

To the first floor there is a useful attic room.

The property benefits from gas fired central heating to radiators and all mains services are connected.

Externally, to the front of the property there is a drive in/out driveway offering ample off road parking and access to garage. The enclosed and private rear garden offers a good degree of privacy and is predominantly laid to lawn with various maturing shrubs and trees.

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

Gross Internal Area: approx. 89 m<sup>2</sup> (957 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'E'.  
Estimated Rental Value: £1,300 pcm approx.  
What3Words: ///parts.pops.cotton

## 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 Detached Bungalow with Attic Room**
- **Highly Sought After Residential Location of Hillmorton**
- **Lounge Dining Room and Sun Room**
- **Refitted Kitchen with Inner Lobby/Utility Area**
- **Bedroom One and Two have W.C. and Wash Hand Basins**
- **Refitted Shower Room**
- **Ample Off Road Parking and Garage**
- **Early Viewing is Highly Recommended and No Onward Chain**



## ROOM DIMENSIONS

### Ground Floor

#### Lounge/Dining Room

Lounge Area: 15' 5" max x 12' 0" (4.70m max x 3.66m)

Dining Area: 8' 11" x 8' 10" (2.72m x 2.69m)

#### Sun Room

11' 8" x 10' 5" (3.56m x 3.17m)

#### Bedroom One

13' 9" to wardrobes x 12' 10" into bay window (4.19m to wardrobes x 3.91m into bay window)  
With W.C. and wash hand basin.

#### Bedroom Two

12' 7" into bay window x 12' 0" (3.84m into bay window x 3.66m)  
With W.C. and wash hand basin.

### Bedroom Three

11' 11" x 8' 1" into bay window (3.63m x 2.46m into bay window)

### Refitted Kitchen

11' 11" maximum x 11' 1" (3.63m maximum x 3.38m)

### Refitted Shower Room

6' 9" x 5' 10" (2.06m x 1.78m)

### First Floor

#### Attic Room

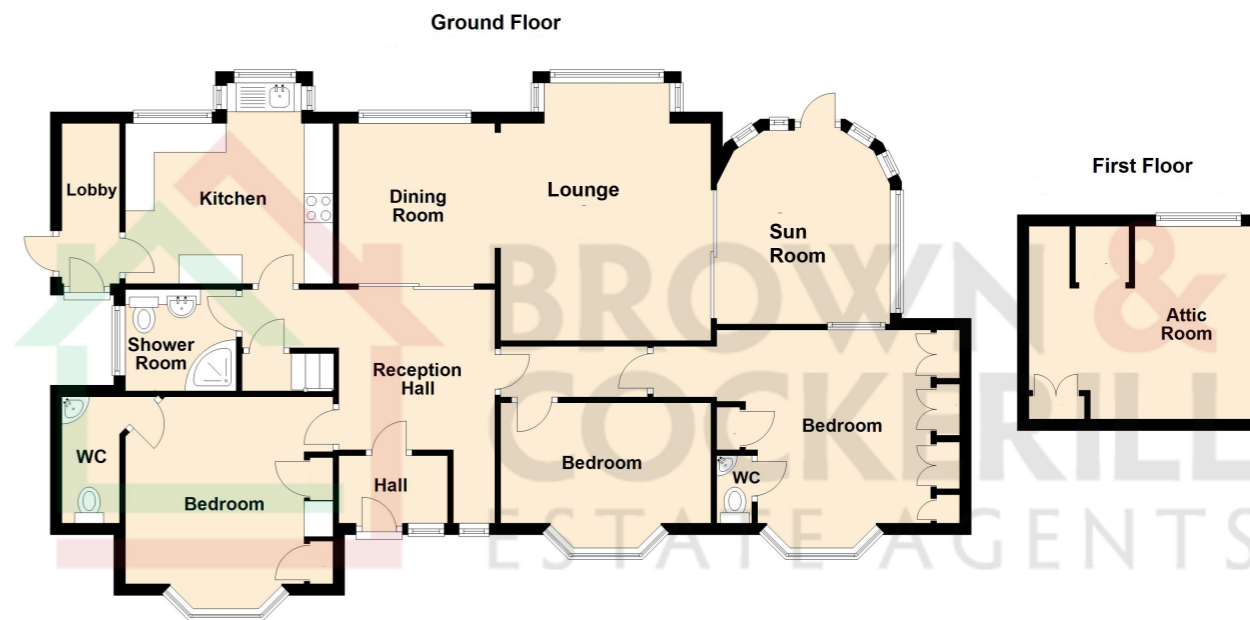
13' 2" maximum x 10' 11" maximum (4.01m maximum x 3.33m maximum)

### Externally

#### Garage

16' 3" x 9' 4" (4.95m x 2.84m)

## FLOOR PLAN



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### 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.