



9 HAMPDEN WAY

Guide Price £270,000 Freehold

BILTON  
RUGBY  
WARWICKSHIRE  
CV22 7NW



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 three bedroom semi detached property located in the popular residential area of Bilton, 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.

There is convenient commuter access to the M1/M6/A5 and A45 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 an entrance hall, lounge with patio doors opening onto the rear garden, separate dining room and fitted kitchen.

To the first floor, bedroom one has built in sliding mirrored wardrobes, bedroom two has a period fireplace, further bedroom and a family bathroom fitted with a three piece coloured suite.

The property benefits from part Upvc double glazing, gas fired central heating to radiators and all mains services are connected.

Externally, the front garden is laid to lawn with a pathway leading to the front entrance door and has gated access to the rear. The enclosed rear garden is predominantly laid to lawn with a patio area to the immediate rear and a summerhouse/storage shed.

Early viewing is advised to avoid disappointment.

## AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Value: £1150 pcm approx.

What3Words: ///could.dots.much

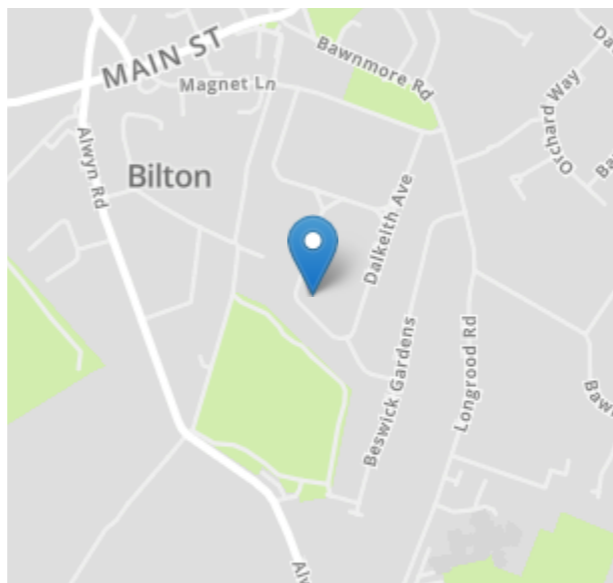
## MORTGAGE & LEGAL ADVICE

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**
- **Popular Residential Location**
- **Lounge and Separate Dining Room, Fitted Kitchen**
- **First Floor Bathroom with Three Piece Coloured Suite**
- **Part Upvc Double Glazing**
- **Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden with Summerhouse/Storage Shed**
- **Early Viewing is Advised**



## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

13' 1" x 6' 5" maximum (3.99m x 1.96m maximum) reducing to 13' 1" x 5' 0" (3.99m x 1.52m)

#### Lounge

12' 5" x 12' 3" into bay window (3.78m x 3.73m into bay window)

#### Dining Room

13' 9" x 11' 0" (4.19m x 3.35m)

#### Kitchen

10' 6" x 8' 0" (3.20m x 2.44m)

### First Floor

#### Bedroom One

13' 9" x 11' 0" (4.19m x 3.35m)

#### Bedroom Two

10' 11" x 9' 11" (3.33m x 3.02m)

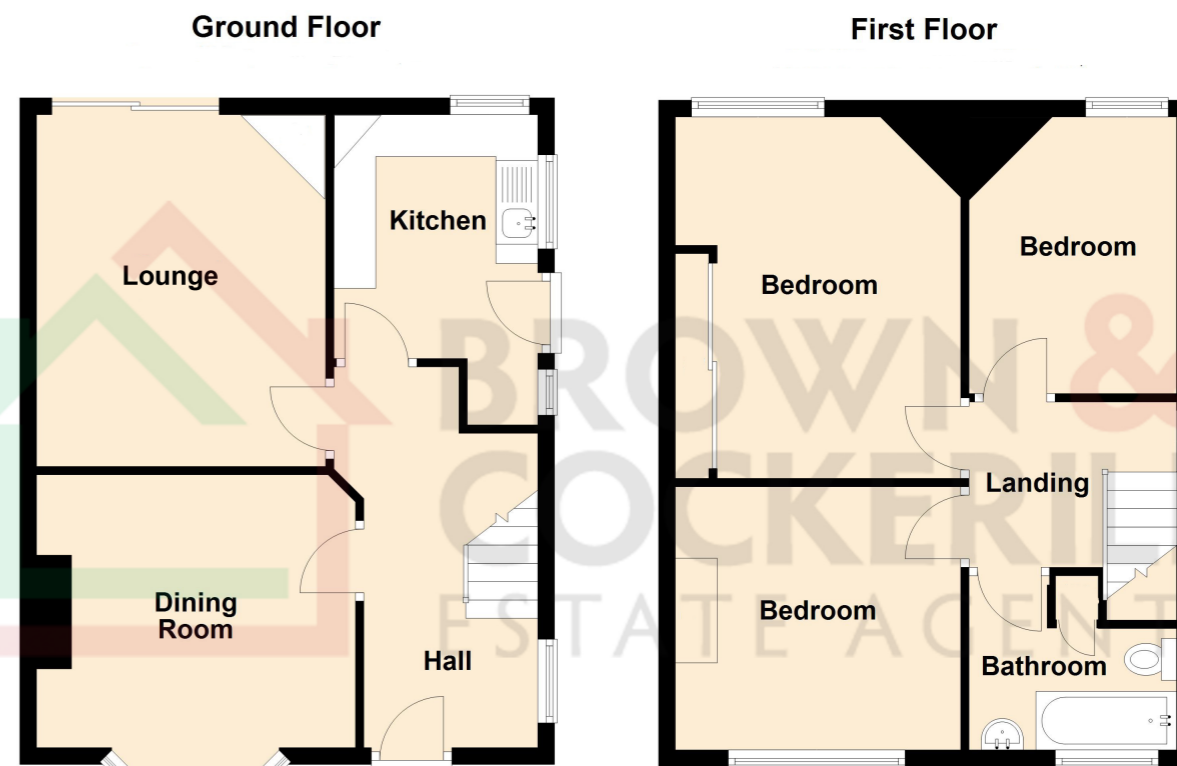
#### Bedroom Three

10' 7" x 7' 10" (3.23m x 2.39m)

#### Family Bathroom

8' 0" x 6' 10" (2.44m x 2.08m)

## 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>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</b>	
(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.