



3 REYNOLDS CLOSE

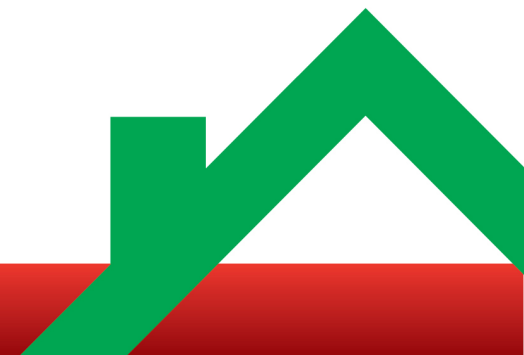
Offers Over £275,000 Freehold

HILLMORTON
RUGBY
WARWICKSHIRE
CV21 4DD



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 family home which is situated in the popular residential location of Hillmorton, Rugby. 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 area to include a parade of shops and stores, public houses, churches of several denominations and there is excellent local schooling for all ages.

There are regular bus routes to Rugby town centre and Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston within the hour. There is also convenient access to the M1, M6, A5 and A14 road and motorway networks making the location ideal for those wishing to commute.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing with doors off to a lounge which has a feature fireplace and French doors opening onto the rear garden. The separate dining room has a tiled fireplace with hearth, mantle over and back boiler. The fitted kitchen has a built in double oven and hob with extractor over. There is a useful and large under stairs storage storage cupboard and a pedestrian door giving access to the rear garden.

To the first floor, the good sized landing has doors off to three well proportioned bedrooms. The family shower room is fully tiled and fitted with a three piece white suite to include a corner shower enclosure, ample vanity storage cupboards with inset wash hand basin and low level w.c.

The property benefits from leaded double glazing and has gas fired central heating to radiators via a back boiler.

Externally, to the front is a good sized lawn and driveway providing off road parking and has double wooden gates giving access to the rear garden and garage. The brick built detached garage has an up and over door with a further door offering separate pedestrian access. The tiered rear garden has a private aspect and is enclosed with a patio area to the immediate rear with steps leading up to the lawned area.

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

Gross Internal Area: approx. 89 m² (957 ft²).

AGENTS NOTES

Council Tax Band 'C'.
Estimated Rental Value: £1250 pcm approx.
What3Words: ///sings.resort.blend

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 Family Home
- Popular Residential Location
- Lounge with Feature Fireplace and French Doors to Rear Garden, Separate Dining Room
- Fitted Kitchen with Built in Double Oven and Hob
- First Floor Fully Tiled Family Shower Room with Three Piece White Suite
- Leaded Double Glazing and Gas Fired Central Heating to Radiators
- Tiered Enclosed Rear Garden, Off Road Parking and Garage
- 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		
England, Scotland & Wales		
	52	83
EU Directive 2002/91/EC		

ROOM DIMENSIONS

Ground Floor

Entrance Hall

15' 9" x 6' 2" (4.80m x 1.88m)

Lounge

13' 5" x 12' 6" (4.09m x 3.81m)

Dining Room

12' 7" x 11' 10" (3.84m x 3.61m)

Kitchen

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

First Floor

Landing

10' 0" x 8' 4" (3.05m x 2.54m)

Bedroom One

13' 4" x 12' 8" (4.06m x 3.86m)

Bedroom Two

12' 0" x 10' 6" (3.66m x 3.20m)

Bedroom Three

9' 3" x 7' 9" (2.82m x 2.36m)

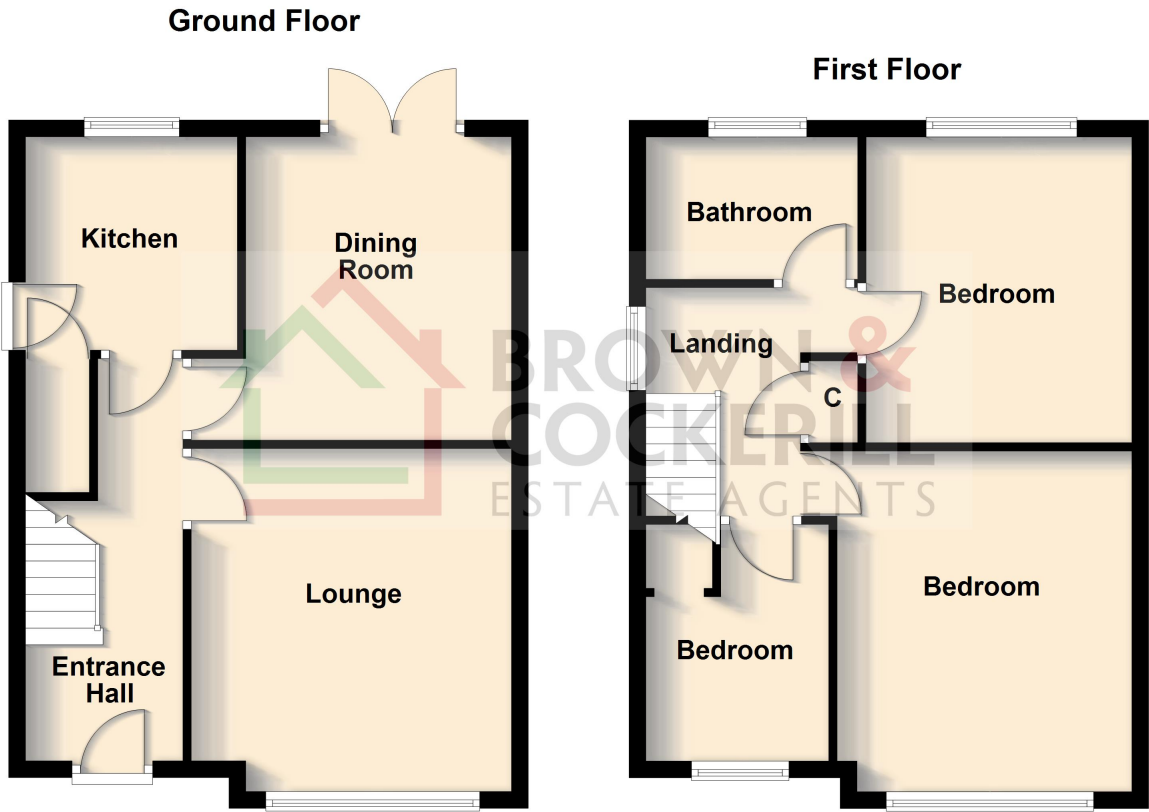
Family Shower Room

8' 4" x 5' 5" (2.54m x 1.65m)

Externally

Garage

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.