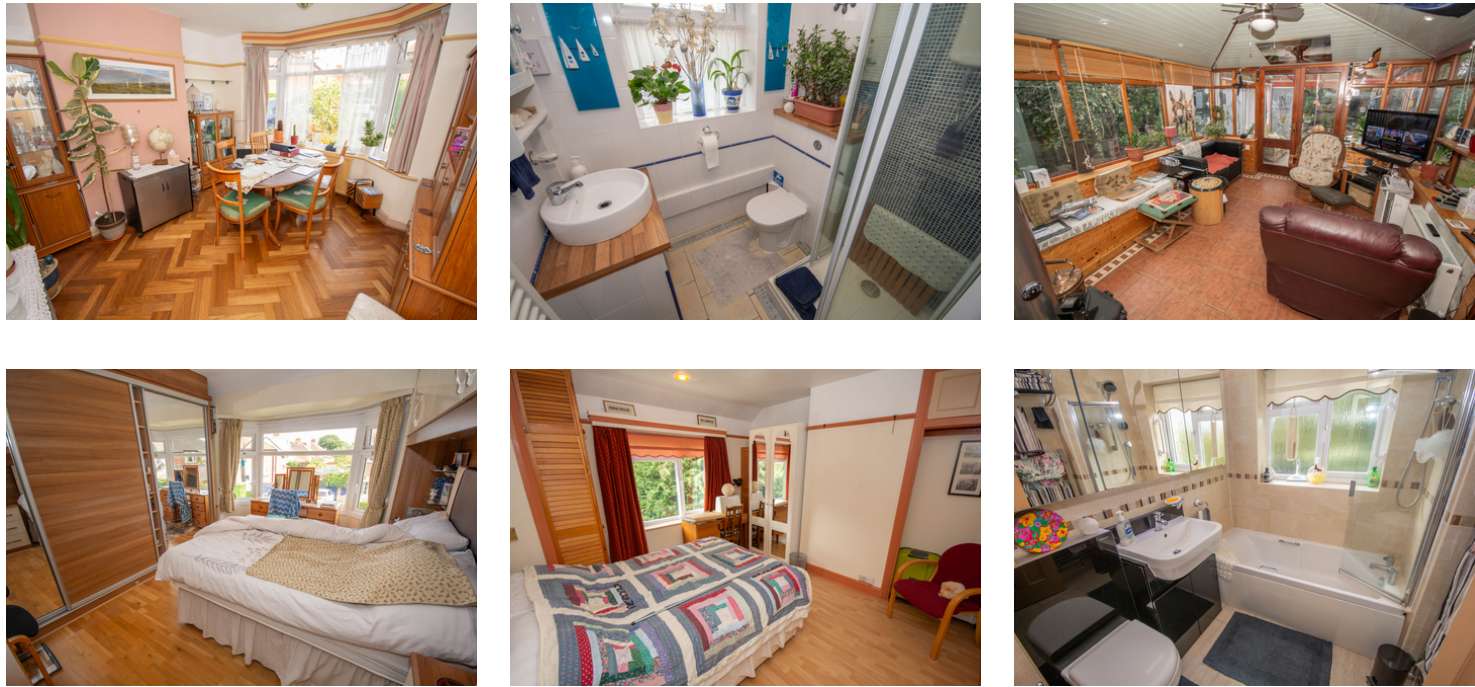




12 HART CLOSE

HILLMORTON
RUGBY
WARWICKSHIRE
CV21 3TP

£375,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this substantially extended four bedroom semi detached home occupying a prime position at the end of the highly desirable Hart Close, within this sought after area of Hillmorton, Rugby.

The property is located to the south-east of Rugby town centre with a wide range of amenities to include the Paddox Primary School and Ashlawn School Academy Trust. There is also convenient commuter access to the surrounding M1, M6, A5 and A45 road and motorway networks. Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under one hour.

In brief, the accommodation comprises an entrance porch, entrance hall, dining room with feature bay window, lounge with fireplace and double doors opening onto the rear garden, kitchen with integrated hob and oven, utility room and a ground floor shower room with W.C. The living accommodation extends to a garden room with log burner and a conservatory.

To the first floor there are four well proportioned bedrooms and a family bathroom which has been refitted with a contemporary white suite.

The property benefits from gas fired central heating to radiators and Upvc double glazing. The property further benefits from both solar and thermal panels with battery storage, significantly enhancing energy efficiency and helping to reduce running costs.

Externally, there is ample off road parking situated to the front with direct access to the attached garage. There is an EV type 2 charging point. The enclosed rear garden comprises of a lawned area with well stocked flowering and herbaceous shrubs. There are several timber sheds, summerhouse and ornamental pond. To the side is a sauna and shower room.

Offered for sale with no onward chain, early viewing is considered essential.

Gross internal area: 1302ft² (121m²).

AGENTS NOTES

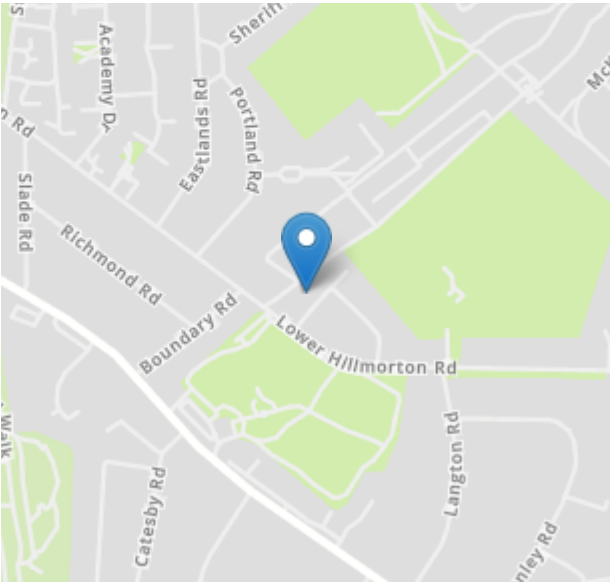
Council Tax Band: 'C'.
Estimated Rental Value: £1500 pcm approx.
What3Words: ///guard.guises.defend

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

- An Extended Four Bedroom Semi Detached Family Home
- Lounge, Dining Room and Fitted Kitchen
- Utility Room, Ground Floor Shower Room with W.C.
- Garden Room & Conservatory
- First Floor Refitted Family Bathroom
- Upvc Double Glazing, Gas Fired Central Heating, Solar & Thermal Panels
- Ample Parking, Garage, Enclosed Rear Garden



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		79	85
(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		EU Directive 2002/91/EC	

ROOM DIMENSIONS

Ground Floor

- Entrance Hall
12' 6" x 5' 10" (3.81m x 1.78m)
- Dining Room
12' 6" into bay x 11' 5" (3.81m into bay x 3.48m)
- Lounge
14' 10" into bay x 10' 10" (4.52m into bay x 3.30m)
- Kitchen
13' 0" x 7' 10" (3.96m x 2.39m)
- Utility Room
8' 3" x 6' 4" (2.51m x 1.93m)
- Ground Floor Shower Room
5' 8" x 5' 0" (1.73m x 1.52m)
- Garden Room
13' 0" x 11' 10" (3.96m x 3.61m)

Conservatory

- 12' 1" x 12' 0" (3.68m x 3.66m)
- First Floor
- Bedroom One
13' 1" x 9' 6" to wardrobes (3.99m x 2.90m to wardrobes)
- Bedroom Two
11' 7" x 11' 5" (3.53m x 3.48m)
- Bedroom Three
14' 9" x 5' 9" (4.50m x 1.75m)
- Bedroom Four
12' 7" x 7' 5" (3.84m x 2.26m)
- Bathroom
6' 5" x 6' 1" (1.96m x 1.85m)

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.