



**Deerings Road, Hillmorton, Rugby**  
**Price guide £219,950**



# Deerings Road, Hillmorton, Rugby

Crowhurst Gale Estate Agents are pleased to offer to the market this very well presented three bedroom semi detached property positioned a short distance from Hillmorton village with its range of shops, stores and public houses.

This well appointed house is also close to excellent primary and secondary schooling, benefits from double glazing and gas central heating to radiators.

The property briefly includes: entrance hall, lounge, dining room, kitchen, cloakroom, three well proportioned bedrooms and family bathroom.

Outside the property there is a good size garage and ample off road parking to the front and side. A well stocked garden to the rear.

Arrange a viewing today to avoid disappointment.

## Entrance Hall

Entry via uPVC double glazed opaque door into spacious light and airy entrance hall. Stairs rising to first floor. Under stairs storage cupboard. uPVC double glazed window to side. Radiator.

## Cloakroom

With wall mounted wash hand basin and close coupled wc. Ceramic tiling. uPVC double glazed opaque window. Radiator.

## Lounge 13'1" x 12'0" (3.99 x 3.66)

With feature fireplace with inset Living Flame gas fire. TV aerial point. uPVC double glazed half bay window to front. Radiator.

## Dining Room 12'2" x 10'9" (3.73 x 3.28)

With two uPVC double glazed windows to side and uPVC double glazed French doors leading to patio and garden. Radiator.



**Kitchen 9'5" x 9'2" (2.88 x 2.80)**

With one and half bowl stainless steel sink unit with mixer tap over. Range of base units and drawers, wall cupboards and work surfaces. Four ring inset gas hob with electric fan assisted oven below and extractor over. Ceramic tiling. uPVC double glazed window to side.

**Utility Room 5'6" x 5'10" (1.70 x 1.79)**

With space and plumbing for automatic washing machine. Space for fridge/freezer. Base unit and roll top work surface. Wall mounted gas fired boiler for central heating and domestic hot water. uPVC double glazed opaque window and door to rear. Extractor fan.

**FIRST FLOOR**

**Landing**

With uPVC double glazed window to side. Access to loft space. Doors to:

**Bedroom 1 13'7" x 10'2" (4.15 x 3.11)**

With picture rail. uPVC double glazed window to front. Radiator.

**Bedroom 2 12'3" x 12'4" (3.74 x 3.76)**

Built in cupboard providing hanging space and storage. uPVC double glazed window to rear. Radiator.

**Bedroom 3 7'11" x 8'7" (2.43 x 2.62)**

With uPVC double glazed window to front. Radiator.

**Bathroom 5'11" x 7'8" (1.82 x 2.35)**

With suite of panelled bath with electric shower over and shower screen, pedestal wash hand basin and close coupled wc. Ceramic tiling. uPVC double glazed opaque window to side. Radiator.

**Outside**

With block paved driveway providing off road parking for several cars and direct access to GARAGE with double doors, power and light, Flower and shrub borders. Wrought iron gates and boundary hedge. Good size rear garden laid mainly to lawn with paved pathway. Patio area.

**Market Appraisal**

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

**Mortgage Services**

Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

**Conveyancing Services**

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.



**Directions For Sat Nav**  
CV21 4EW

**Local Authority**  
Rugby Borough Council

**Tax Band**  
B

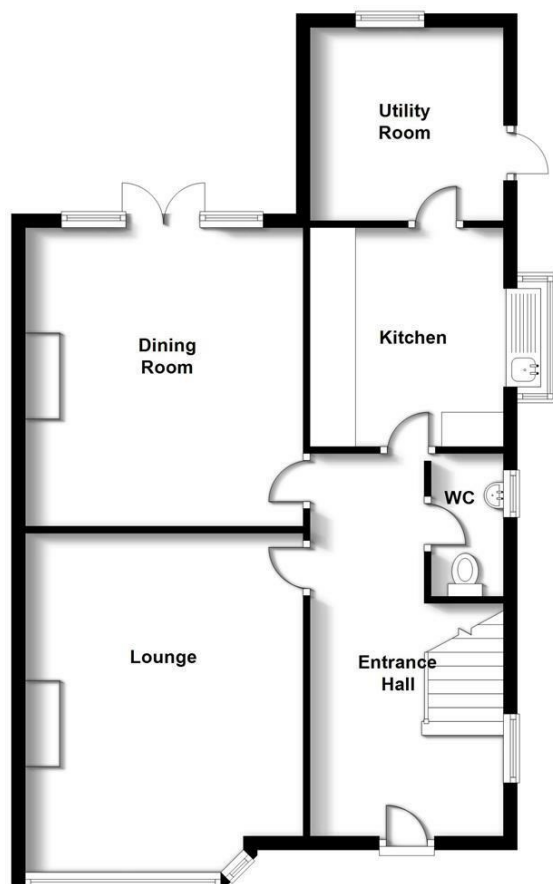


**Tenure**  
Freehold

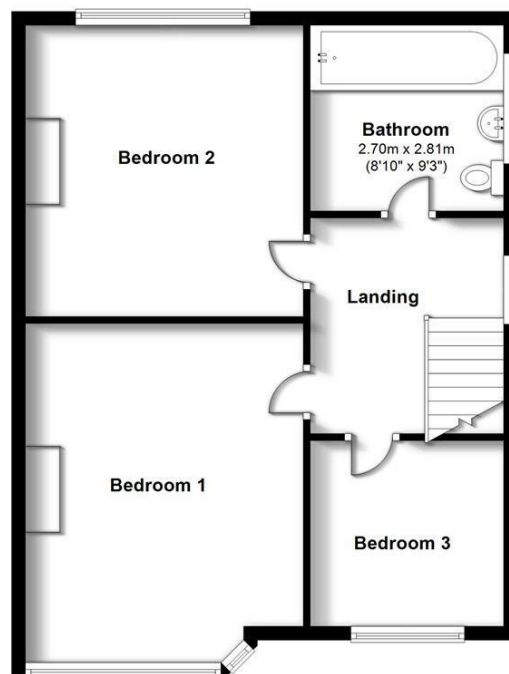
**Viewing**  
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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