2 Balcombe Court Balcombe Road
Hillmorton
RUGBY
CV22 5HU

£995 PCM









- TWO BEDROOM
- AVAILABLE NOW
- NEWLY FITTED KITCHEN
- NEW FLOORING THROUGHOUT
- ENCLOSED REAR GARDEN
- SEMI DETACHED
- UNFURNISHED
- NEWLY FITTED SHOWER ROOM
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING C

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AVAILABLE NOW A two bedroom semi detached home located in a popular residential area in Hillmorton. This property has undergone a refurbishment programme, including a replacement kitchen, and shower room, redecoration and new carpets/flooring throughout. In brief, the accommodation comprises; entrance hall, refitted kitchen, lounge/dining room, two bedrooms, and a refitted shower room. Externally, there is off-road parking for two cars and an enclosed rear garden. This property additionally benefits from gas radiator heating and upvc double glazing. **UNFURNISHED** Sorry, no pets.

Accommodation Comprises
Entry via partly glazed composite door into:

Entrance Hall
Stairs rising to first floor landing. Wood laminate floor covering. Understairs storage cupboard. Archway through to the kitchen. Door to lounge/diner.

Lounge/Diner
12'7" x 13'2" max (3.85m x 4.03m max)
Wood laminate floor covering. Sliding patio door to rear garden. Radiator. Coving to the ceiling.

Kitchen
6'1" x 9'11" (1.86m x 3.03m)
Newly fitted with a range of base and eye level units. Stainless steel sink unit. Roll top work surface space. Gas hob, single electric oven and extractor fan. Tiling to splash areas. Fridge/freezer. Freestanding washing machine. Wall mounted central heating boiler. Window to front elevation. Wood laminate floor covering.

First Floor Landing
Access to loft. Wood laminate floor covering. Doors to:

Bedroom One
10'3" max x 12'7" (3.13m max x 3.85m)
Window to rear. Radiator.

Bedroom Two
12'8" max into recess x 7'9" (3.87m max into recess x 2.37m)
Window to front. Overstairs storage cupboard. Wardrobe recess. Radiator.

Shower Room
With a replacement suite to comprise: shower cubicle with mixer shower, low level w.c., and wash hand basin with vanity unit under. Extractor fan. Radiator. Wood laminate floor covering. Frosted window to side elevation.

Front Garden
Pathway to entrance. Driveway providing off road parking for two vehicles.

Rear Garden
Paved patio area. Area laid to lawn. Shed. Side pedestrian access. Enclosed by timber fencing.

Agents Note
Deposit: £1148.07
Length Of Tenancy: 6 Months
Council Tax Band: A
Energy Efficiency Rating: C







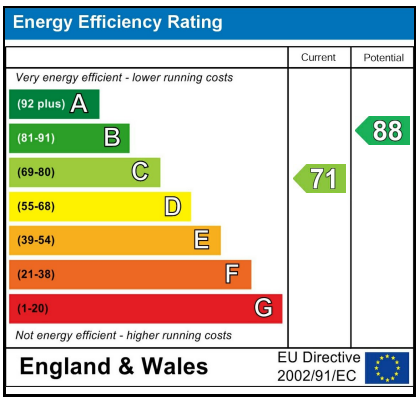


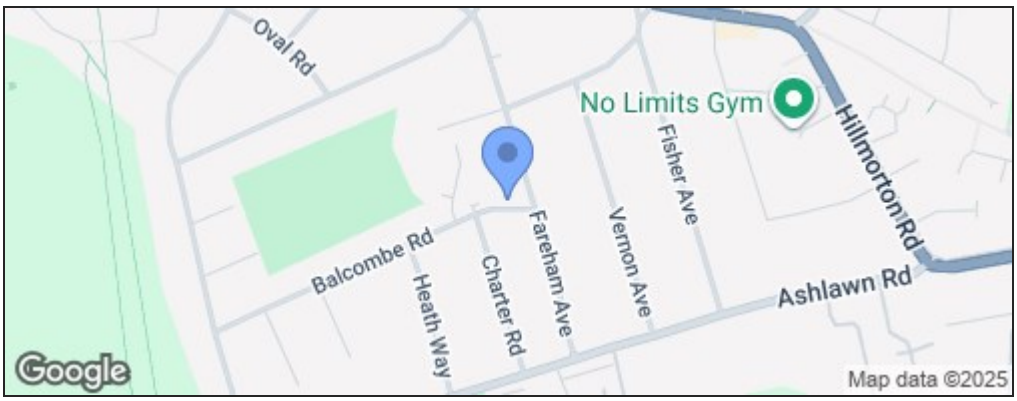












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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.