

**24 Edgecote Close
Hillmorton
RUGBY
CV21 4JU
£262,500**



- **THREE BEDROOM**
- **SPACIOUS LOUNGE / DINING ROOM**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING**

- **EXTENDED SEMI DETACHED HOME**
- **FITTED KITCHEN**
- **GAS RADIATOR CENTRAL HEATING**
- **ENERGY EFFICIENCY RATING C**

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PERSONAL • PROFESSIONAL • PROACTIVE

An extended three bedroom semi detached home located in the ever popular area of Hillmorton. In brief the accommodation comprises; entrance hall, kitchen, lounge/diner with office/bar area, three first floor bedrooms and a shower room. The property additionally benefits from upvc double glazing and gas radiator heating throughout. Externally there are gardens to front and rear and off road parking. Ideally located for access to a variety of shops and well regarded schools including Paddox Primary School and Ashlawn High School. Transport links include regular bus routes, easy access to the region's central motorway networks and only five minute drive to Rugby Railway Station which operates mainline services to London Euston and Birmingham New Street.

Accommodation Comprises

Entry via upvc obscure glazed entrance door with glazed side panel into:

Entrance Hall

Stairs rising to first floor. Radiator. Door to lounge. Doorway to kitchen.

Kitchen

15'8" x 9'2" (4.79m x 2.80m)

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink and drainer unit. Built in double electric oven. Gas hob. Space for an under counter freezer and fridge. Space and plumbing for a dishwasher, washing machine and dryer. Wall mounted boiler. Radiator. Two windows to front aspect.

Lounge / Dining Room

A spacious open plan area.

Lounge Area

15'8" x 11'5" (4.79m x 3.50m)

Feature fireplace with electric fire. Radiator. Opening to bar/office.

Dining Area

14'1" x 7'6" (4.30m x 2.31m)

French doors with side panels opening to rear garden. Radiator.

First Floor Landing

Access to loft. Doors off to bedrooms and bathroom.

Bedroom One

3.29m x 2.70m

Window to front aspect. Built in wardrobe. Airing cupboard. Radiator.

Bedroom Two

11'5" x 8'10" (3.50m x 2.70m)

Window to rear aspect. Built in wardrobe. Radiator.

Bedroom Three

8'3" x 6'10" (2.53m x 2.10m)

Window to rear aspect. Radiator.

Shower Room

With suite to comprise; walk in double shower, pedestal wash hand basin, and low level w.c. Heated towel rail. Window to front elevation.

Front Garden

Block paved driveway providing off road parking for two cars. Area laid to lawn with a variety of shrubs. Gated side access to rear garden.

Rear Garden

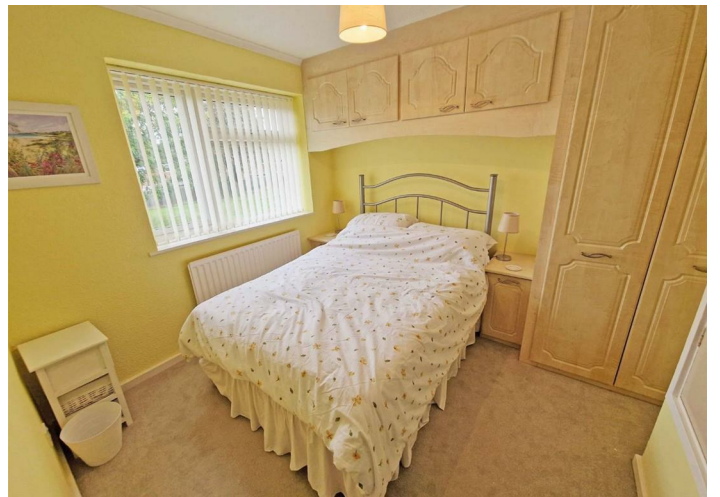
Patio area. Two raised lawn areas. Borders to sides and rear. Enclosed by timber fencing.

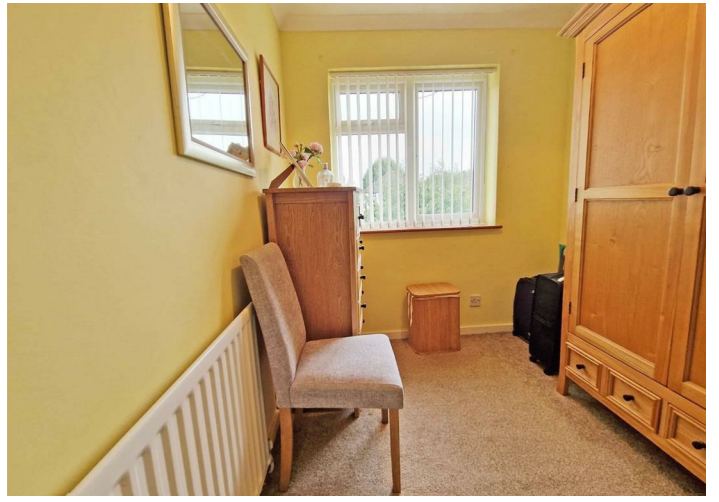
Agents Note

Local Authority: Rugby

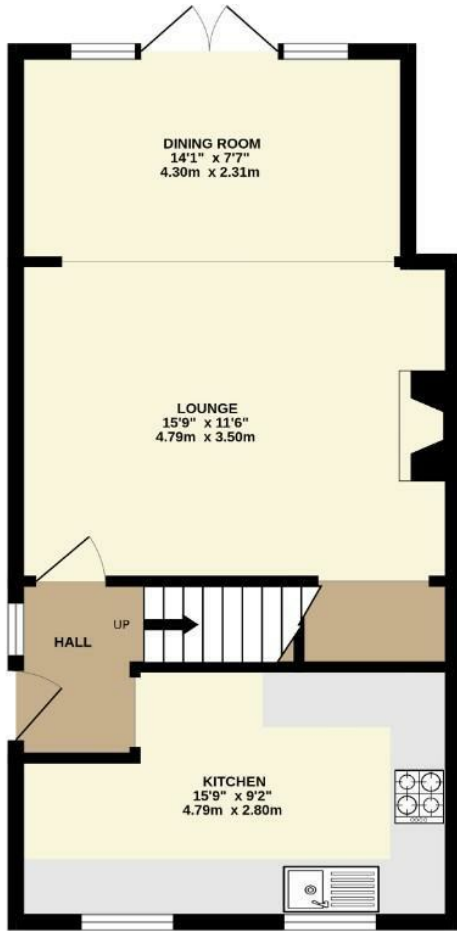
Council Tax Band: C

Energy Efficiency Rating: C

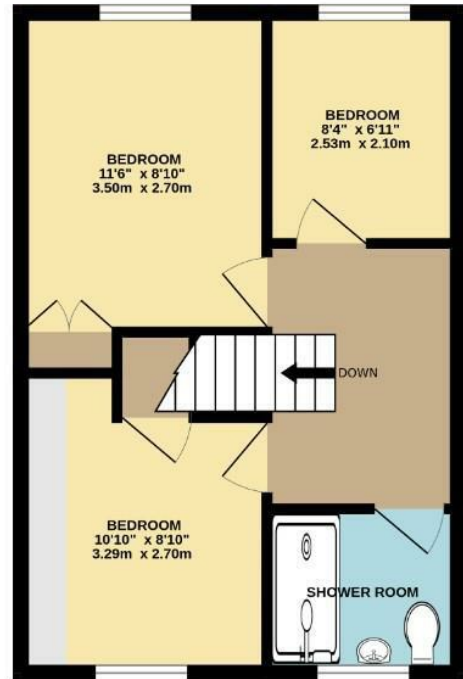




GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.

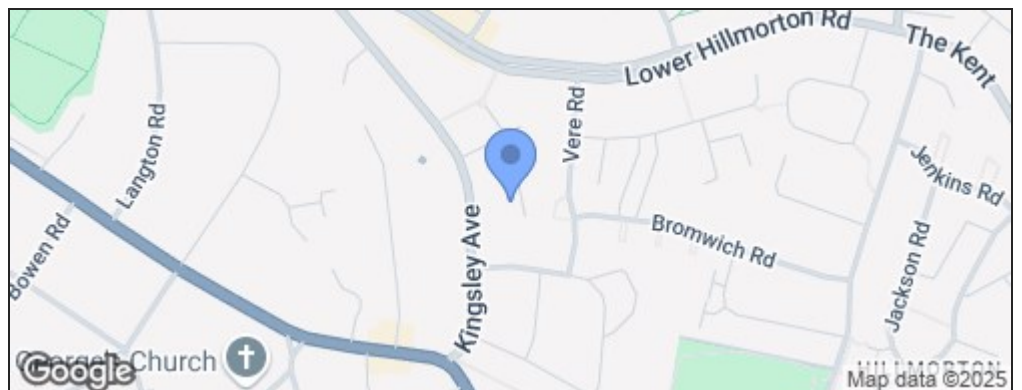


1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 848 sq.ft. (78.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Disclaimer

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.