41 Hoskyn Close
Hillmorton
RUGBY
CV21 4LA

Guide Price £295,000

- TWO BEDROOM DETACHED BUNGALOW
- DOUBLE GLAZING
- WET ROOM
- NO CHAIN
- SINGLE GARAGE
- GAS CENTRAL HEATING
- CUL-DE-SAC LOCATION
- ENERGY RATING C

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PERSONAL • PROFESSIONAL • PROACTIVE

A two bedroom, detached bungalow, located in a popular area of Hillmorton. In brief, the accommodation comprises: entrance hall, lounge, fitted kitchen, two bedrooms, and a wet room. Externally, there is an enclosed rear garden, a garage, and off road parking. This property also benefits from gas fired central heating and upvc double glazing.
The property is situated close to local amenities including supermarkets, a variety of take-aways, beauticians, hairdressers, public houses and independent retailers. Rugby itself has a variety of shopping experiences, with nearby retail parks, a selection of High Street stores and an independent shopping area offering a range of individual outlets. Rugby town also benefits from a large selection of bars, restaurants, and coffee shops, as well as leisure facilities and public parks. Transport links include regular bus routes, easy access to the region's central motorway networks (M1/M6 and M45) Rugby Railway Station is a short ten minute drive and operates mainline services to London Euston and Birmingham New Street.

Accommodation Comprises
Entry via upvc door into entrance porch. Further door to:

Entrance Hall
Radiator. Doors off to the lounge, bedrooms, and wet room.

Lounge
17'7" x 11'10" (5.36m x 3.63m)
Feature fireplace with gas fire and timber surround. Radiator. Window to front. Window to side. Door to kitchen.

Kitchen
14'4" x 8'2" (4.39m x 2.51m)
Fitted with a range of base and eye level units. Work surface space incorporating a sink and drainer unit. Oven and hob with extractor over. Space and plumbing for a washing machine. Space for a fridge/freezer. Cupboard housing central heating boiler. Window overlooking rear garden. Window to side. Door to rear garden.

Wet Room
7'1" x 5'6" (2.16m x 1.70m)
With low level w.c. Shower area. Wash hand basin. Frosted window to rear elevation.

Bedroom One
11'10" x 11'8" (3.63m x 3.58m)
Window overlooking rear garden. Radiator.

Bedroom Two
12'4" x 8'2" (3.76m x 2.51m)
Bow window to front. Radiator.

Front Garden
Pathway to entrance. Area laid to gravel. Block paved driveway providing off-road parking and access to the garage.

Garage
With up and over style door. Door to side and window to rear.

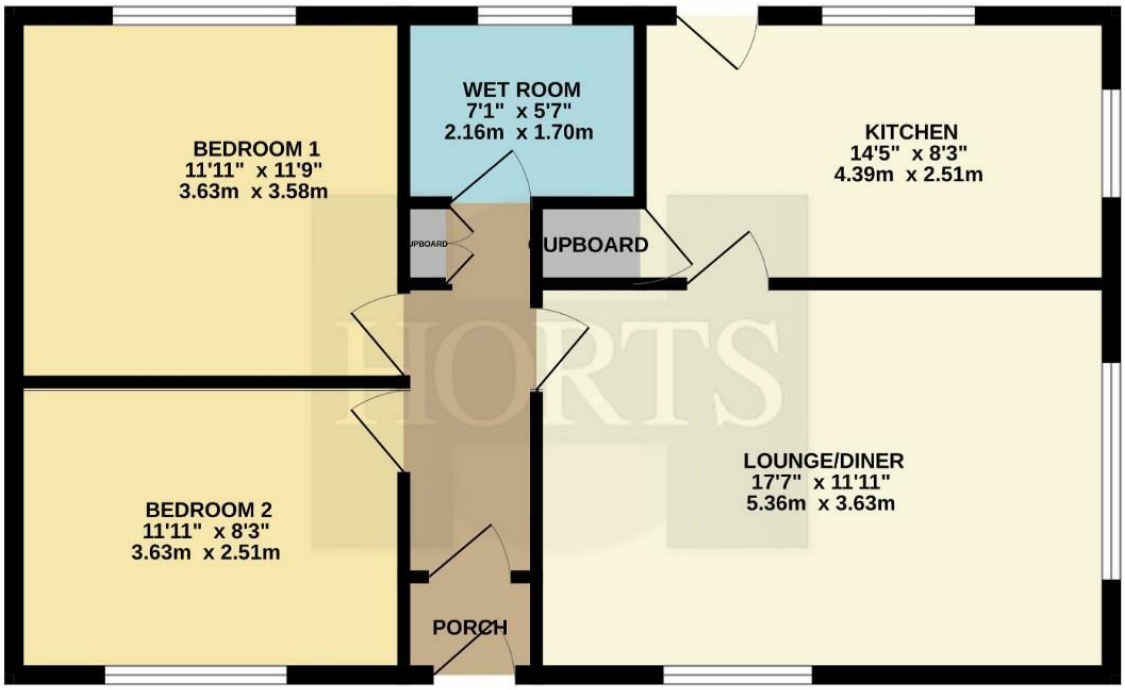
Rear Garden
Mainly laid to slabs with raised flower beds. Two greenhouses. Garden shed. Gated pedestrian access to rear leading to Walford Place.

Agents Note

Council Tax Band: C
Energy Efficiency Rating: C

BOSCH

GROUND FLOOR



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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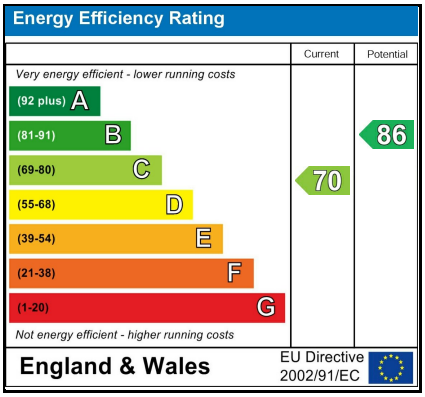

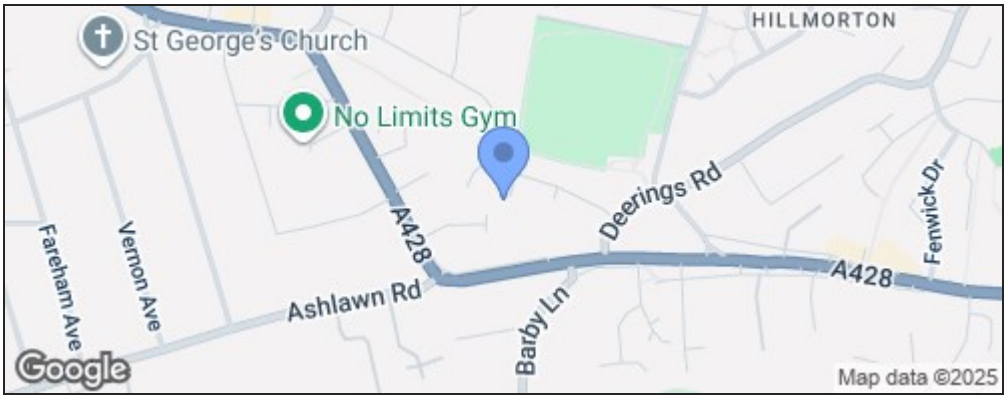

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