# 60 Balcombe Road
# Hillmorton
# RUGBY
# CV22 5HZ

## £875 PCM










- THREE BEDROOM EXTENDED SEMI
- FIRST FLOOR BATHROOM
- UNFURNISHED
- PARKING AND GARAGE
- DOUBLE GLAZING AND CENTRAL HEATING
- AVAILABLE MID NOVEMBER
- DOWNSTAIRS CLOAKROOM
- ENERGY EFFICIENCY RATING E

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**AVAILABLE MID NOVEMBER** A spacious three bedroom extended semi detached property located in the popular area of Hillmorton. This property benefits from upstairs bathroom, downstairs w.c., kitchen/breakfast room, spacious lounge,gas radiator heating, upvc double glazing, off road parking, garage and an enclosed rear garden. **UNFURNISHED** Sorry, no pets.

**Accommodation Comprises**
Entry via fully glazed upvc door into:

**Entrance Porch**
With coat hanging space. Hardwood partly glazed door into:

**Entrance Hall**
Stairs rising to first floor landing. Understairs storage cupboard. Radiator. Doors to:

**Cloakroom / WC**
Pedestal wash hand basin. Low level w.c. Wall mounted central heating boiler. Frosted window to side elevation.

**Kitchen / Breakfast Room**
14'7" x 9'3" (4.45m x 2.83m )
Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink unit with mixer tap over. Built in oven, hob and extractor fan. Radiator. Wooden flooring. Space and plumbing for a washing machine. American style fridge/freezer. Window to front aspect.

**Lounge**
12'3" x 18'2" (3.75m x 5.56m )
Sliding patio doors to rear garden. Feature fireplace. Electric fire. Radiator.

**Landing**
Access to loft space. Window to side elevation.

**Bedroom One**
13'4" x 9'9" (4.08m x 2.98m )
Window to front. Radiator

**Bedroom Two**
10'0" x 10'6" (3.05m x 3.22m )
Window to rear. Radiator. Cupboard with slatted linen shelving.

**Bedroom Three**
7'4" x 7'5" (2.25m x 2.27m )
Window to front. Radiator.

**Bathroom**
With suite to comprise panel bath, pedestal wash hand basin and low level w.c. Electric shower. Tiling to splash areas. Radiator. Frosted window to side elevation

**Front Garden**
Mainly laid to pebbles providing off road parking for one vehicle. Restricted driveway through to:

**Garage**
With up and over style door. Service door to rear garden.

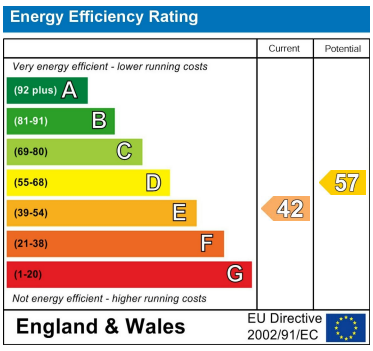
Rear Garden
Mainly laid to lawn with flower and shrub borders. Paved patio area. Enclosed by timber panel fencing.

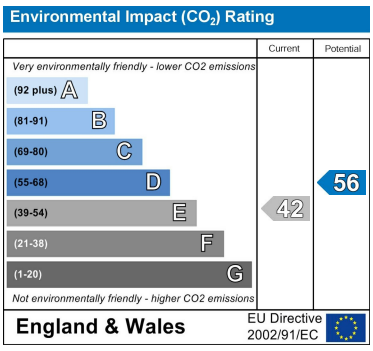














## Disclaimer

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