

**30 Shuckburgh Crescent  
Hillmorton  
RUGBY  
CV22 5JB**

**Offers Over £250,000**



- OPEN HOUSE 26TH JULY
- DOUBLE GLAZING
- GROUND FLOOR W.C
- CUL-DE-SAC LOCATION

- THREE BEDROOMS
- GAS CENTRAL HEATING
- EXTENDED TO REAR
- ENERGY EFFICIENCY RATING E

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PERSONAL • PROFESSIONAL • PROACTIVE

Three bedroom extended semi detached property ideally located for access to a variety of shops and schooling for all ages. 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 in just under 50 and 30 minutes respectively making this ideal for commuters. Early internal inspection is recommended and the property is offered with no onward chain.

### **Accommodation Comprises**

Entry via storm porch and front entrance door into:

#### **Entrance Hall**

Stairs rising to first floor. Doors off to lounge and dining room. Opening to kitchen.

#### **Lounge**

11'1" x 10'9" (3.39m x 3.30m)

Bay window to front aspect. Radiator.

#### **Dining Room**

18'4" x 10'9" (5.61m x 3.30m)

Patio doors opening onto rear garden. Two radiators.

#### **Kitchen / Breakfast Room**

21'4" x 8'6" (6.51m x 2.60m)

Fitted with a range of base units with work surface space. Stainless steel sink and drainer with mixer tap over. Space for a freestanding cooker. Space and plumbing for a dishwasher. Space and plumbing for a washing machine. Space for an under counter fridge. Space for an upright fridge/freezer. Window overlooking rear garden. Door to side. Opening through to:

#### **Breakfast Area**

Window to side aspect. Radiator.

#### **W.C**

Low level w.c. Frosted window to side elevation.

#### **Landing**

Doors off to bedrooms and bathroom.

#### **Bedroom One**

11'9" x 9'6" (3.60m x 2.90m)

Window to rear aspect.

#### **Bedroom Two**

11'1" x 9'6" (3.39m x 2.90m)

Window to front aspect.

#### **Bedroom Three**

6'11" x 5'10" (2.11m x 1.80m)

Window to front aspect.

#### **Bathroom**

With suite to comprise; panelled bath with telephone mixer shower attachment, pedestal wash hand basin with storage unit beneath, and a low level w.c. Window to rear elevation.

**Front Garden**

Off road parking for two cars. Gated access to rear garden. Hedges to side boundaries.

**Rear Garden**

Mainly laid to lawn. Timber panel fencing to sides.

**Agents Note**

Council Tax Band: C

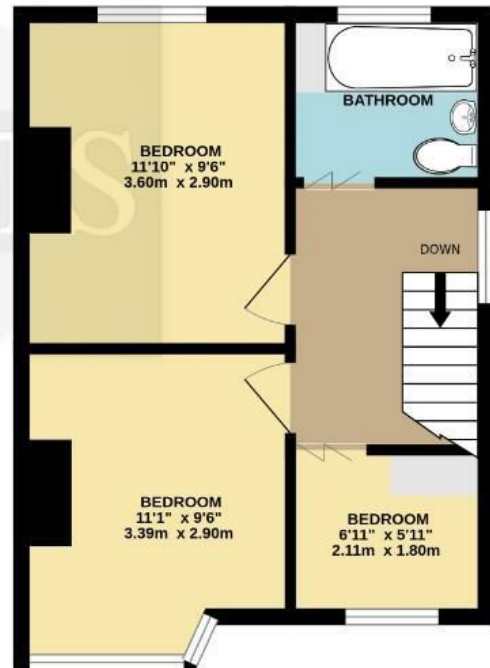
Energy Efficiency Rating: TBC





GROUND FLOOR  
511 sq.ft. (47.4 sq.m.) approx.

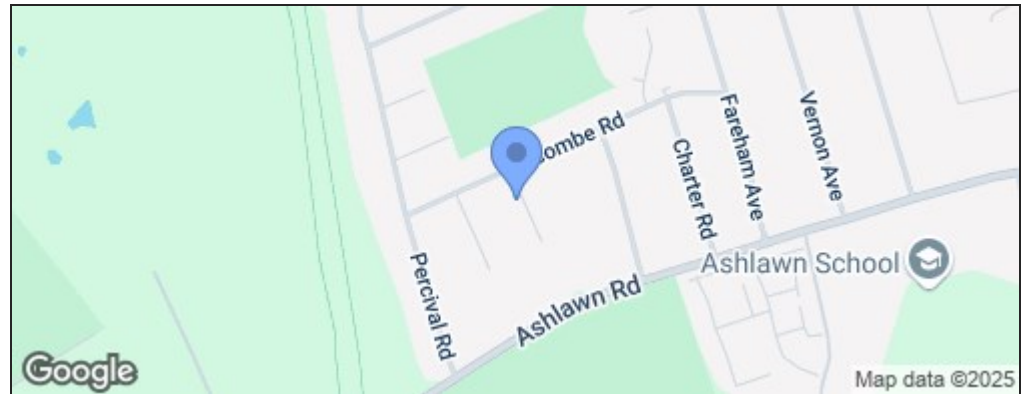
1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>78</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>53</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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.