



**Percival Road, Hillmorton, Rugby**  
**Guide Price £325,000**



# Percival Road, Hillmorton, Rugby

Crowhurst Gale are pleased to present this spacious two bedroom detached bungalow, built in 1934 and located in the highly sought after and popular residential area of Hillmorton. The accommodation briefly comprises: porch, entrance hall, lounge/dining room, fitted kitchen, two double bedrooms, a bathroom and stairs to useful attic space. Externally there is ample off-road parking for several vehicles, single garage and a low maintenance rear garden. The property further benefits from gas fired central heating to radiators. Internal inspection strongly recommended to fully appreciate this versatile bungalow.

## Frontage

Block paved parking. Drive in-drive out, driveway.

## Entrance Hall

Doors leading off to all rooms

Stairs rising to useful office space.

## Bedroom One 12'5" x 12'11" (3.80 x 3.96)

Bay window to front and fitted wardrobes into alcoves.

## Bedroom Two 13'6" x 11'1" (4.14 x 3.39)

Fitted wardrobes and bay window to the front.



**Kitchen 10'0" x 13'1" (3.05 x 4.00)**

Fitted kitchen with various storage cupboards and drawers. Space for fridge, space and plumbing for washing machine and space for electric cooker. Door to side aspect. Window to the rear.

**Bathroom**

Panelled bath, vanity wash hand basin , WC. Opaque double glazed to the rear

**Lounge Area 12'6" x 12'6" (3.83 x 3.83)**

Gas Fire. Throughfare to:

**Dining Area 10'4" x 11'9" (3.17 x 3.59)**

Window to side aspect. Patio door leading to Rear Garden.

**Rear Garden**

Patio area, lawned area with flower and shrub beds. Continuation of block paved driveway leading to the garage at the rear of the garden.

**Market Appraisal**

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

**Mortgage Services**

Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

**Conveyancing Services**

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

**Local Authority**

Rugby Borough Council

**Tax Band**

Tax Band: D

**Tenure**

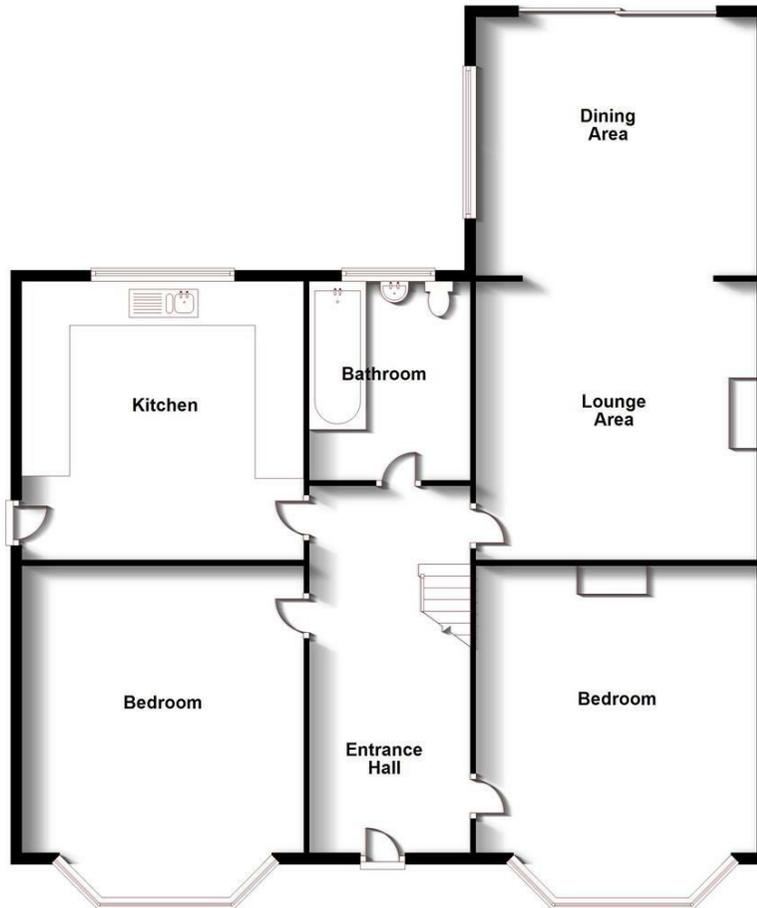
Freehold

**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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