



Lower Hillmorton Road, Rugby, Warwickshire
Offers Over £265,000



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Crowhurst Gale are delighted to offer for sale this detached bungalow which is situated on a good size plot in the heart of Hillmorton. The property is well laid out with spacious rooms and briefly comprises :Entrance Porch, Entrance Hall, Lounge/Dining Room, Kitchen, Conservatory, Two Well Proportioned Bedrooms and Shower Room with separate WC. Front and rear gardens, Carport and Garage.

This property is in need of some updating..

Frontage

Tarmacadam driveway providing off road parking for approximately three vehicles. Various shrub planting. Car port to side. Access to rear gardens.

Entrance Porch

Glazed door giving access to a small porch with two cupboards housing gas and electric meters. Door into Entrance Hall

Entrance Hall 11'4" x 14'5" (3.47 x 4.40)

Large hallway containing storage shoe cupboards with hanging for coats. further store cupboard. Access to loft via a hatch (ladder and boarded). Doors to :

Lounge/Dining Room

Lounge Area 14'11" x 12'0", (4.57 x 3.66,)

Double glazed windows to the front and side. Radiator.



Dining Room 10'0" x 11'11" (3.06 x 3.65)

Double glazed window to rear aspect over looking the rear garden and patio area. Radiator.

Kitchen 11'11" x 12'0" (3.64 x 3.66)

Sink and double drainer. Various kitchen cupboards. worktop surface. Ceramic tiling. Space for cooker. Door to:

Conservatory 10'8" x 8'1" (3.27 x 2.48)

Single glazed conservatory. Door leading outside to the rear.

Single Garage**Bedroom One 11'11" x 12'0" (3.65 x 3.66)**

Double glazed window to the front. Radiator.

Bedroom Two 11'11" x 9'10" (3.64 x 3.02)

Double glazed window to the rear. Radiator.

Shower Room 7'4" x 5'4" (2.26 x 1.65)

Large shower cubical with shower fitted. Wash hand basin. WC. Ceramic tiled walls. Heating towel rail. Double glazed window to the rear.

Separate WC

WC Wash hand basin. Double glazed window to the rear.

Rear Garden

Patio area surrounding the conservatory. Lawned area leading to a further garden at the rear of the single garage. Access is gain via both sides of the property.

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 Mortgage and Financial Services Ltd can offer 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.

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Local Authority

Rugby Borough Council

**Tax Band**

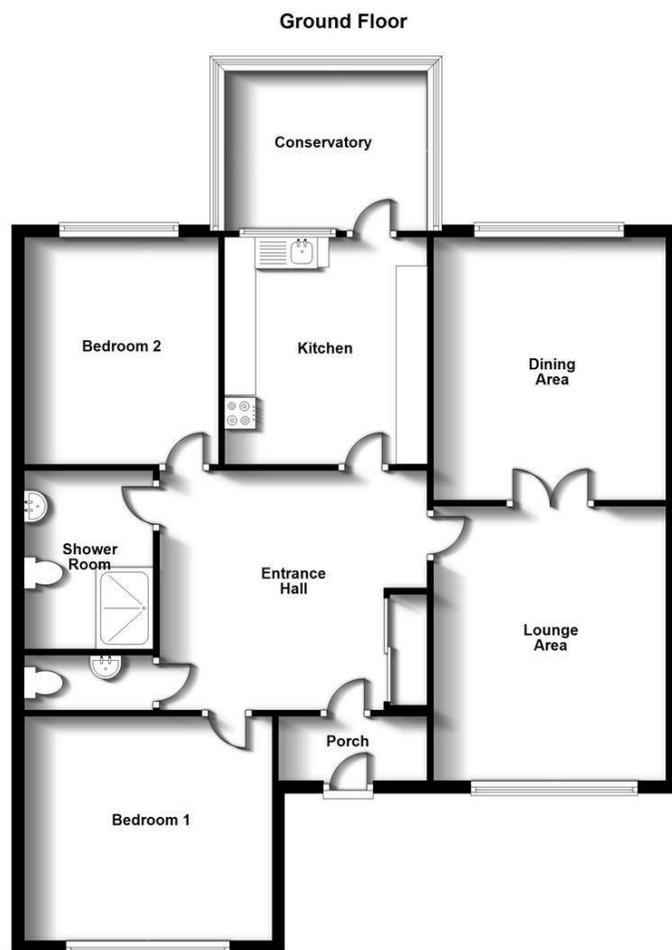
Tax Band: D

Tenure

Freehold

Viewing

By appointment only through Crowhurst Gale Estate Agents 01788 522266



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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