Crick Road, Hillmorton, Rugby
Guide price £385,000

crowhurst gale

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Crowhurst Gale are very pleased to present this spacious detached bungalow. The property has been renovated to a high standard to include a new kitchen, bathroom and central heating system etc. This well presented bungalow is located in the highly sought after area of Hillmorton, within catchment of excellent local schools. The accommodation comprises in brief of an entrance hall, lounge, fitted kitchen / dining room, a bathroom room and four bedrooms. Outside there is a block paved parking area and garage to the front and a rear garden with patio area to the rear. The area is well served by a wide range of shops and amenities and excellent transport links to include regular bus routes, easy access to the regions central motorway networks including the M1/M6 and M45. Rugby train station is a short ten minute drive away and operates mainline services to London Euston in just 48 minutes.

Frontage
Block paved parking area for several vehicles. Flower and shrub bed. Boundary hedging.

Entrance Hall
Enter Double glazed front door into light and airy hall. Doors leading off to:

Lounge 14'4" x 11'9" (4.39 x 3.60)
Double glazed window to front and side. Feature fireplace. Radiator.

Dining Area 15'0" x 10'8" (4.58 x 3.27)
Double glazed window to side. Radiator. Through-fare to:

Kitchen Area 13'2" x 8'6" (4.02 x 2.60)
Double glazed window to side. Ceramic tiled flooring. One and a half stainless steel sink and drainer with swan neck mixer tap. A range of kitchen units. Built in electric hobs and oven. Space for fridge/freezer, Plumbing for washing machine and dishwasher. Through-fare into:

Rear Entrance
Double glazed door leading to patio area and rear garden. Door to Garage and further door to:

Bedroom Four 9'10" x 6'11" (3.00 x 2.12)
Radiator. Double glazed window to the front.

Inner Lobby
Cupboard housing gas combination boiler. Doors leading to:

Bedroom One 14'4" x 10'8" (4.39 x 3.26)
Radiator. Double glazed window to side.

Bedroom Two 12'5" x 8'7" (3.81 x 2.62)
Radiator. Double glazed window to side overlooking the garden.

Bedroom Three 7'1" x 9'0" (2.16 x 2.75)
Radiator. Double glazed window to the side.

Bathroom 7'10" x 5'10" (2.39 x 1.80)
Opaque double glazed window to the side. Ceramic tiling. Panelled bath with electric shower fitted over. Wash hand basin and WC. Radiator.

Rear Garden
The rear garden is low maintenance which is laid to lawn with a paved patio area and various shrubs and trees.

Garage 17'9" x 9'0" (5.43 x 2.75)
Power and light connected. Up and over door.

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.

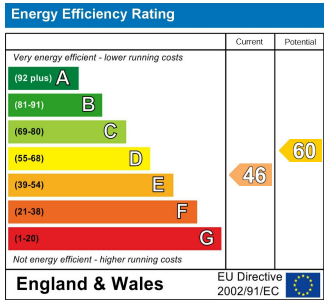
Local Authority
Rugby Borough Council

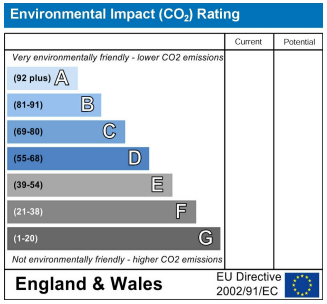
Tenure
Freehold

Tax Band
Tax Band: D

Viewing

By appointment only through Crowhurst Gale Estate Agents 01788 522266





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