



**Millfields Avenue, Rugby, Warwickshire**  
**£300,000**



# Millfields Avenue, Rugby, Warwickshire

Crowhurst Gale are very pleased to present this extended semi detached property which is situated in the heart of Hillmorton. The property is on a good size plot with parking area to the front and well stocked gardens to rear.

The spacious accommodation comprises in brief of an entrance hall, guest WC, sitting room, conservatory and an open plan kitchen/lounge/dining room on the ground floor, with a landing area, shower room and three bedrooms on the first floor. The property further benefits from solar panels, double glazing, and gas central heating. Hillmorton is well served by a wide range of local shops and amenities, extremely well regarded schooling for all ages, and excellent transport links to include regular bus routes, easy access to the regions central motorway networks (M1/M6 and M45), and is just a ten minute drive from Rugby train station.

## Frontage

Concrete driveway creating parking for two cars. Raised flower borders.

## Entrance Hall

Enter via double glazed door. Stairs to first floor. Original tiled flooring. Under-stairs storage cupboard. Door to:

## Guest WC

Double glazed window to side. WC. Wash hand basin. Ceramic tiling.

## Sitting Room 11'7" x 11'10" (3.55 x 3.62)

Double glazed bay window to front. Radiator. Feature fireplace.

## Open Plan Kitchen / Dining/ Living.

### Kitchen Area 19'1" x 6'2" (5.83 x 1.90)

Double glazed sliding doors into Conservatory, Double glazed window to the side aspect. A range of eye and base level units with work top work surfaces, inset one and half sink with drainer and mixer tap over. Fitted five ring gas hob with extractor over. Fitted double oven. Fitted fridge/freezer. Space for washing machine. Cupboard housing gas wall mounted boiler.



**Lounge & Dining Area 11'0" x 23'2" (3.37 x 7.08)**

Multi fuel burner with wooden surround. Door leading back to the Entrance Hall.

**First Floor Landing**

Access to loft space with pull down ladder and the loft space has a 'Velux' window. Double glazed window to side. Doors to:

**Bedroom One 12'3" x 9'10" (3.75 x 3.00)**

Double glazed bay window to the front aspect. Radiator. Fitted wardrobes.

**Bedroom Two 13'5" x 8'10" (4.11 x 2.70)**

Double glazed window to the rear aspect. Radiator. Fitted wardrobes.

**Bedroom Three 7'11" x 10'3" (2.42 x 3.13)**

Double glazed window to the rear aspect. Radiator.

**Shower Room**

Shower enclosure with mains shower fitted. Wash hand basin set within a vanity unit. Closed cistern WC. Ceramic tiling. Towel rail radiator. Double glazed window to front.

**Conservatory 9'11" 16'4" (3.03 5)**

Constructed of double glazed panels with 'French door' leading into the rear garden.

**Workshop/Garage 21'8" x 8'11" (6.62 x 2.72)**

Metal up and over door. Two double glazed windows to side. Power and light connected.

**Rear Garden**

The rear garden is mainly laid to lawn with well stock borders to include perennials, various fruit trees and shrubs. Garden shed. Patio area. Vegetable plot.

**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

**Tax Band**

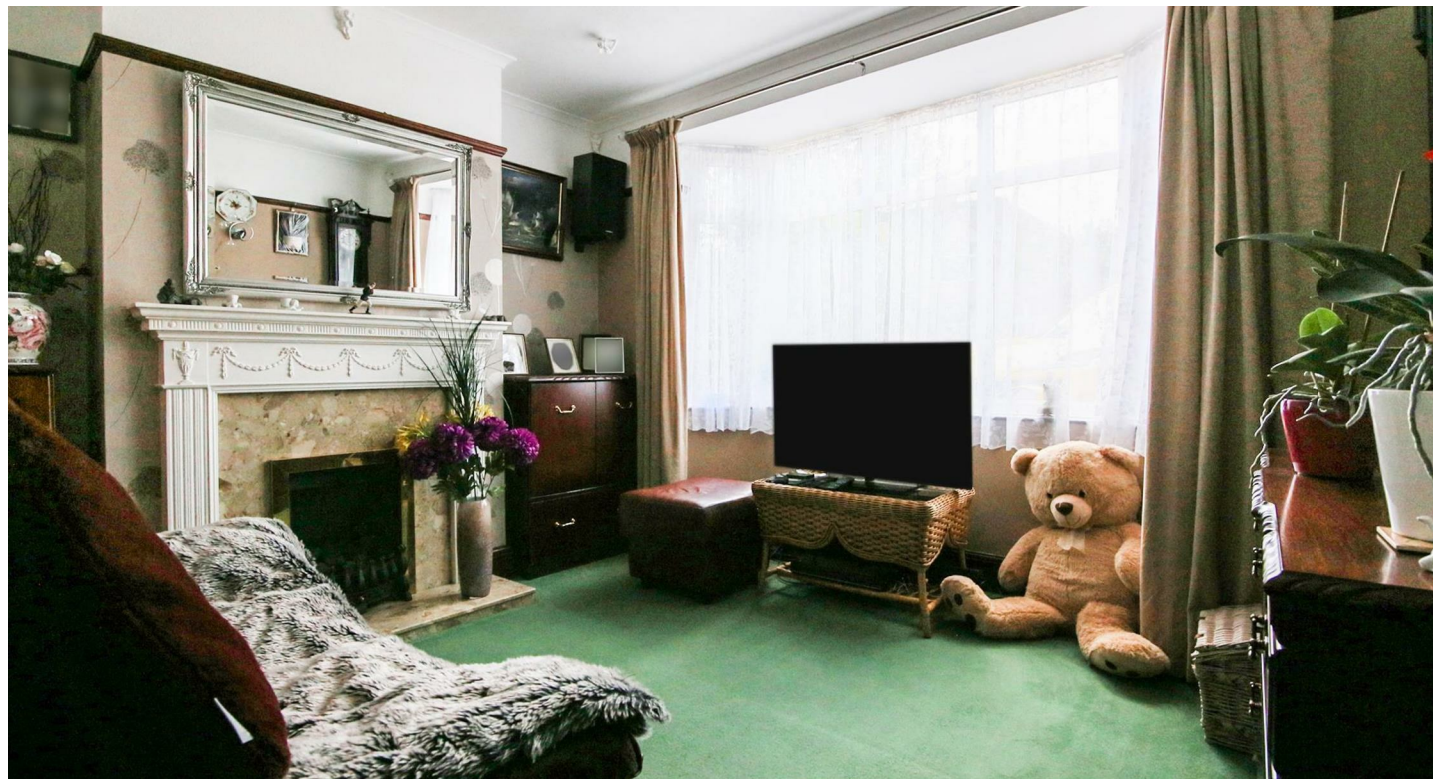
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**Tenure**

Freehold

**Directions For Sat Nav**

CV21 4HJ

**Viewing**

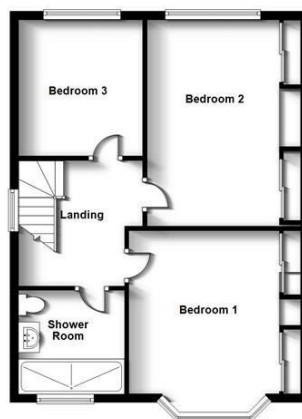
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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