



**Waverley Road, Hillmorton, Rugby**  
**£240,000**





# Waverley Road, Hillmorton, Rugby

Crowhurst Gale are very pleased to present this extended two bedroom semi detached bungalow which is situated within a cul-de-sac location in the popular area of Hillmorton. The property is ideally situated for local shops and stores, bus stops and other amenities. The accommodation comprises : Two bedrooms, Lounge/Dining Room, Extended Kitchen, Shower room, Off road parking to the front, and a single Garage to the rear of the property.

## Frontage

Block paved parking area for two vehicles. Access leading to side door and around to the rear garden and garage.

## Entrance Hall

Enter via double glazed composite door. Panelled wood effect laminate flooring. Radiator. Access to loft with pull down ladder.

## Lounge / Dining Room

### Lounge Area 13'10" x 11'8" (4.22 x 3.57)

Feature fire place. Coving to ceiling and radiator. Panelled wood effect laminate flooring. Through-fare to :

### Dining Area 12'1" x 10'1" (3.69 x 3.09 )

Double glazed window and door to rear. Sky light window. Panelled wood effect laminate flooring.





### Kitchen

Recently fitted kitchen with a range of base and wall mounted units to incorporate a stainless steel sink and drainer unit with mixer taps over. Adjoining work surfaces. Fitted four ring gas hob with extractor over. Built in electric oven and microwave. Space for fridge and freezer. Space and plumbing for an automatic washing machine and dishwasher. Double glazed window to the rear. Skylight window. Double glazed door and window to rear garden.

### Bedroom One 12'11" x 9'7" (3.96 x 2.93)

Double glazed window to the front aspect. Radiator. Cupboard housing gas boiler.

### Bedroom Two 10'11" x 8'7" (3.34 x 2.63)

Double glazed window to the front aspect. Radiator.

### Shower Room 5'11" x 6'7" (1.81 x 2.01 )

Opaque double glazed window to side. Large shower enclosure with shower fitted. Wash hand basin set within a vanity unit. WC with enclosed cistern. Radiator.

### Garage 21'10" x 9'2" (6.68 x 2.81)

Up and over door. Power and light connected. personnel door into:

### 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.

### 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.

### 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.



**Local Authority**  
Rugby Borough Council

**Tax Band**  
Tax Band: B

**Tenure**  
Freehold

**Viewing**  
By appointment only through Crowhurst Gale Estate Agents  
01788 522266





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	86

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	

31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ  
 Tel: 01788 522 266  
 property@crowhurst-gale.co.uk  
 www.crowhurst-gale.co.uk

