



Linnell Road, Hillmorton, Rugby
Offers over £200,000



Linnell Road, Hillmorton, Rugby

Crowhurst Gale Estate Agents present to market this semi detached bungalow situated in the popular area of Hillmorton, Rugby. In brief the property comprises: entrance hall, lounge, kitchen, utility area, two bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, front and rear gardens. There is also a garage and ample off road parking. The property will require modernisation and is offered with no chain.

Frontage

Low level brick wall with fore garden being lawn with various plants and shrubs. Ample off road parking. Access to garage via up and over door. Access to the rear garden. Outside tap.

Entrance Hall

Enter via double glazed front door. Radiator. Access to loft space. Doors to:

Lounge 13'7" into bay x 10'4" (4.16m into bay x 3.15m)

Double glazed bay window to the front aspect. T.V & telephone point. Radiator.

Kitchen 9'5" x 7'4" (2.88m x 2.26m)

Double glazed box bay window to the rear aspect. A range of eye and base level units with work top surfaces, inset stainless steel sink with drainer with mixer tap over. Tiled splash backs. Space for cooker, space for fridge/freezer. Radiator. Opening into:



Utility Area

Upvc constriction with double glazed windows to the rear and side aspect. Double glazed door opening into the rear garden. Space and plumbing for washing machine. Work top surfaces with cupboards below. Power points.

Bedroom One 12'9" x 10'4" (3.91m x 3.17m)

Double glazed window to the rear aspect. Radiator.

Bedroom Two 9'5" x 7'6" (2.88m x 2.30m)

Double glazed window to the front aspect. Radiator.

Bathroom 6'3" x 6'0" (1.92m x 1.83m)

Obscure double glazed window to the side aspect. Part tiled suite with bath, wash hand basin. Low level w.c.

Rear Garden

Enclosed rear garden which is mainly laid to lawn. Access to garage. Garden shed.

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

B|

Tenure

Freehold

Directions For Sat Nav

CV21 4AN

Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266





Ground Floor



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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