



Waverley Road, Hillmorton, Rugby
Guide price £325,000



Waverley Road, Hillmorton, Rugby

Crowhurst Gale are pleased to present this beautifully presented three bedroom detached bungalow in the popular Waverley Road of Hillmorton, Rugby which is ideally located close to amenities and excellent schooling for all ages. The Property occupies a large plot and briefly comprises : Porch, Entrance Hall, Kitchen, Lounge/Dining Room, a Bathroom and Three well proportioned bedrooms. Outside there is ample off street parking, a single garage and a large garden with summer house to the rear. Viewing Recommended

Frontage

Lawned area with pathway leading to front door. Access to both sides of the bungalow. Boundary hedging.

Porch

Glazed double doors into:

Entrance Hall

Storage cupboards and airing cupboard with hot water cylinder. Access to loft space which is boarded with 'pull down ladder'. Doors To:

Lounge / Dining Room 19'1" max x 15'5" max (5.84 max x 4.70 max)

L Shaped room with Double glazed sliding patio doors and window to rear overlooking the garden and patio area. Two electric storage heater. Feature fireplace. A further two opaque windows to the side.



Kitchen 8'5" x 10'2" (2.59 x 3.10)

Double glazed window to front and rear. Sink and drainer with mixer tap and base unit, further units and drawers. Worktop surfaces. Built in electric oven. Space for washing machine and fridge. Door to:

Bedroom One 12'5" x 10'0" (3.81 x 3.06)

Double glazed window to front. Electric storage heater.

Bedroom Two 9'11" x 11'0" (3.03 x 3.36)

Double glazed window to side. Electric storage heater.

Bedroom Three 8'9" x 8'11" (2.68 x 2.73)

Double glazed window to front. Electric storage heater.

Bathroom

Corner bath with electric shower over. Wash hand basin and WC. Opaque double glazed window to side. Electric storage heater.

Separate WC

WC with Double glazed window to side.

Lean To Utility/Rear Porch

Timber and glazed with space for a freezer. Door to rear.

Rear Garden

Patio area with access both side of the property to the frontage via timber gates. Lawned area with planting borders. Large summer house. Garden shed.

Garage 19'7" x 11'8" (5.97 x 3.56)

Windows to side. Remote control electric up and over door. Power and light connected.

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.

**Tax Band**

Tax Band: C

Tenure

Freehold

Local Authority

Rugby Borough Council

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

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