



The Kent, Hillmorton, Rugby
£220,000



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Crowhurst Gale Estate Agents are pleased to present this semi detached property located on a corner plot in the sought after location of Hillmorton. In brief the property comprises: entrance porch, entrance hall, lounge, kitchen/diner and cloakroom to the ground floor. To the first floor there are well proportioned bedrooms and a bathroom. Further benefits include: gas central heating, double glazing, rear and front gardens. Off road parking and a garage. This property is offered with NO CHAIN

Frontage

Low level brick wall with lawn area. Paved path leading to front and side door. Off road parking area with access to garage.

Entrance Porch

Enter via wooden glazed door with windows to either side. Tiled flooring. Door into:

Entrance Hall

Enter via wooden glazed door with window to side. Stairs rising to first floor. Doors to:

Cloakroom

Upvc obscure double glazed window to front aspect. Low level w.c, vanity unit with inset wash hand basin. Heated towel rail.

Lounge 17'1" x 11'5" (5.22m x 3.48m)

Upvc double glazed window to rear aspect. T.V point, radiator. Feature brick built fireplace with wooden surround and tiled hearth with gas fire. Feature window to kitchen area. Door into:



Kitchen/Diner 20'6" x 8'3" (6.27m x 2.52)

Upvc double glazed door and window to rear aspect further Upvc double glazed window to side aspect. A range of eye and base level units with work top surfaces, inset stainless steel sink with drainer and mixer tap over. Tiled splash back areas. Fitted four ring hob with extractor over and oven below. Space and plumbing for washing machine. Space for fridge/freezer. Radiator. Door to cupboard. Upvc double glazed door to side aspect giving access to front garden and parking area.

First Floor Landing

Upvc double glazed window to front aspect. Access to loft space. Doors to:

Bedroom One 11'0" x 9'0" (3.37m x 2.75m)

Upvc double glazed window to front aspect. Fitted wardrobes, radiator.

Bedroom Two 12'1" x 8'11" (3.70m x 2.73m)

Upvc double glazed window to rear aspect, fitted wardrobes and draws, radiator.

Bedroom Three 9'3" x 8'3" (2.82m x 2.52m)

Upvc double glazed widow to rear aspect, door to cupboard, radiator.

Bathroom 6'11" x 5'8" (2.11m x 1.75m)

Upvc obscure double glazed window to side aspect. A part tiled suite comprising: bath with shower fitted over. Vanity unit with inset wash hand basin, low level w.c. Heated towel rail.

Rear Garden

Timber gate to side giving access to parking area. Paved patio, personal door into garage.

Garage 20'4" x 9'4" (6.22m x 2.87m)

Up and over door. Two double glazed windows to side aspect. Door to rear garden.

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

Tax Band: C

Tenure

Freehold

Directions For Sat Nav

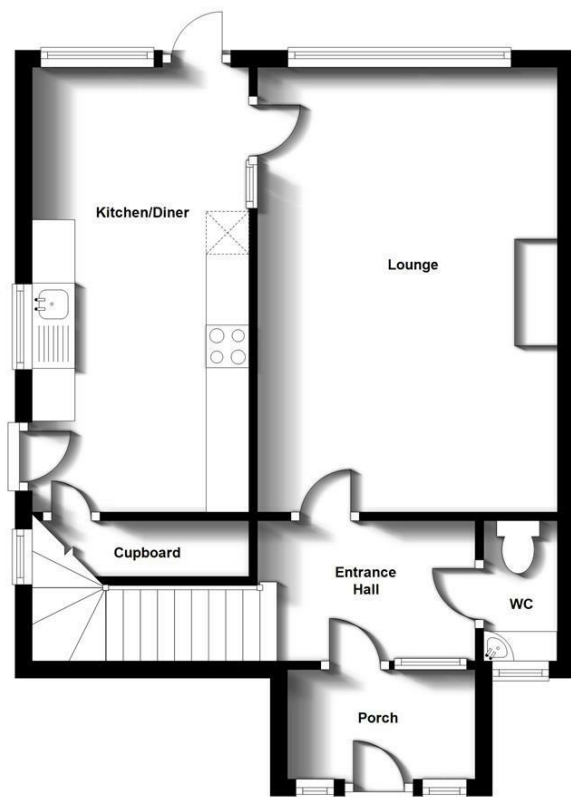
Directions For Sat Nav: CV21 4NQ

Viewing

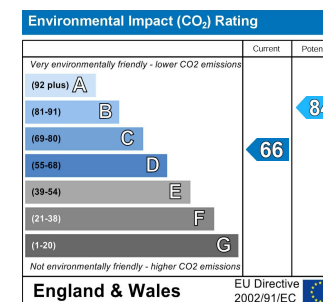
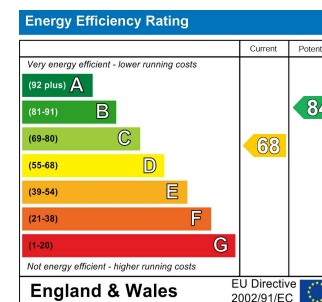
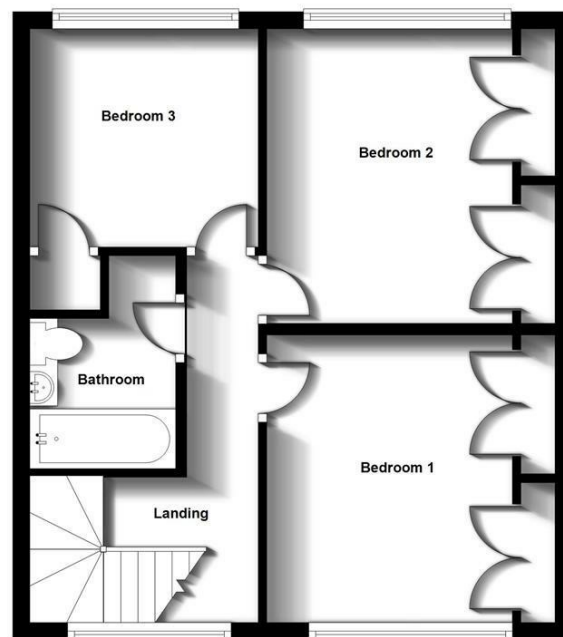
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



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