



**Vere Road, Hillmorton, Rugby**  
**Offers over £235,000**



# Vere Road, Hillmorton, Rugby

Crowhurst Gale Estate Agents are pleased to offer for sale this extended semi detached property in the popular Abbots Farm area within Hillmorton. The property has spacious family living. In brief the accommodation to the ground floor comprises: Entrance hall,, lounge, extended breakfast kitchen, conservatory, side porch and cloakroom/w.c. To the first floor are three bedrooms and family bathroom room. The property further benefits from gas central heating via a combination boiler and double glazing throughout. Externally this family home has a good sized rear garden and a paved driveway and garage to the front.

## Frontage

Mainly laid to lawn with paved pathway and parking area leading to Garage.

## Entrance Hall

Enter via double glazed door into small hall. Stairs to first floor. Radiator. Double glazed window to side. Doors to :

## Lounge 12'3" x 10'9" (3.75 x 3.29)

Feature fireplace, Wooden style laminate flooring, coving to ceiling and Double glazed window to front.



### **Open Plan Kitchen/Dining Room 24'0" x 10'8" (7.32 x 3.26)**

Kitchen Area: Double glazed window and door to rear. Slate effect tiled flooring. One and half bowl sink and drainer with mixer tap, a range of floor and wall mounted units, plumbing for washing machine and dishwasher. Integrated fridge/freezer. Under stairs storage. Double electric oven and five ring gas hobs with extractor hood fitted over. Central island with built in storage units and space for breakfast area, wine fridge and pop up electric sockets and USB.

Dining Area: Continuation of Slate effect tiled flooring, Double glazed sliding patio doors into:

### **Conservatory 7'4" x 8'6" (2.26 x 2.60)**

Double glazed with radiator and door to rear garden.

### **Side Porch**

Under stairs storage. Composite door to front.

### **W.C.**

Double glazed window to the side. WC and wash hand basin.

### **Landing**

Door to cupboard housing combination boiler, access to loft and doors to bedrooms and bathroom.

### **Bedroom One 13'5" x 10'9" (4.10 x 3.30)**

Two double glazed windows to front aspect, radiator.

### **Bedroom Two 11'5" x 9'5" (3.50 x 2.89)**

Double glazed window to rear aspect and radiator

### **Bedroom Three 6'5" x 11'10" (1.96 x 3.63)**

Double glazed window to side aspect, radiator and built in cupboard.

### **Bathroom 6'10" x 5'6" (2.10 x 1.69)**

Double glazed window to rear aspect, radiator, bath with shower over, pedestal wash hand basin, low flush WC.

### **Rear Garden**

Lawned area with paved pathway and further patio area.. Decked seating area. Enclosed with timber.

### **Garage**

### **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.

### **Tenure**

Freehold


### **Local Authority**


Rugby Borough Council

### **Viewing**

By appointment only through Crowhurst Gale Estate Agents 01788 522266



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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