



**Heath Way, Hillmorton, Rugby**  
**Guide price £275,000**



# Heath Way, Hillmorton, Rugby

A mature three bedroom semi detached home situated in the popular residential area of Hillmorton. Within the catchment area for the Paddox Primary School and Ashlawn Academy. Close to local amenities to include Aldi Store, Sainsbury's Local and Nisa together with the Paddox Parade of shops and public houses. In brief the accommodation comprises of an entrance hall, a lounge/dining room and fitted kitchen and conservatory. To the first floor there are three well proportioned bedrooms and a bathroom. The property has double glazing and gas central heating. Externally there is parking to the front and a good size, well stocked rear garden with storage sheds and a workshop.

## Frontage

Block paved parking area.

## Entrance Hall

Front door into a small hall, stairs to first floor, radiator and door into:

## Lounge/Dining Room

### Lounge Area 12'3" x 13'4" (3.75 x 4.07)

Double glazed window to the front elevation. Electric fire with wooden surround. Radiator. Under stairs storage cupboard housing gas boiler.

### Dining Area 7'6" x 8'11" (2.30 x 2.72)

Double glazed door into Conservatory. Doorway into Kitchen.

### Kitchen 7'2" x 9'2" (2.19 x 2.81)

Fitted with a range of eye and base level units with work surfaces and tiled splash backs. Space for cooker. Space for fridge/freezer. Sink and drainer with swan neck tap over and cupboards beneath. Plumbing for automatic washing machine and dishwasher. Laminate flooring. Double glazed window to the rear.





**Conservatory 9'6" x 9'7" (2.92 x 2.94)**

Constructed with double glazed panels with French doors leading to the rear garden.

**First Floor Landing**

Double glazed window to side elevation. Doors to:

**Bedroom One 11'6" x 9'5" (3.52 x 2.89)**

Double glazed window to front. Radiator. Built in bedroom furniture.

**Bedroom Two 8'11" x 11'6" (2.72 x 3.53)**

Double glazed window to rear. Fitted wardrobes and drawers. Laminate flooring. Radiator.

**Bedroom Three 8'4" x 5'9" (2.56 x 1.76)**

Double glazed window to rear. Laminate flooring Radiator.

**Bathroom 7'2" x 5'2" (2.20 x 1.60)**

Double glazed window to front. Bath with electric shower fitted over. Wash basin and WC. Radiator.

**Rear Garden**

Paved patio area with flower borders and trellised screen taking you in to the next part of the garden. Lawned area and further paved area with two sheds and a workshop. Enclosed with panel fencing. Gate leading to the side of the property.

**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: B

**Local Authority**

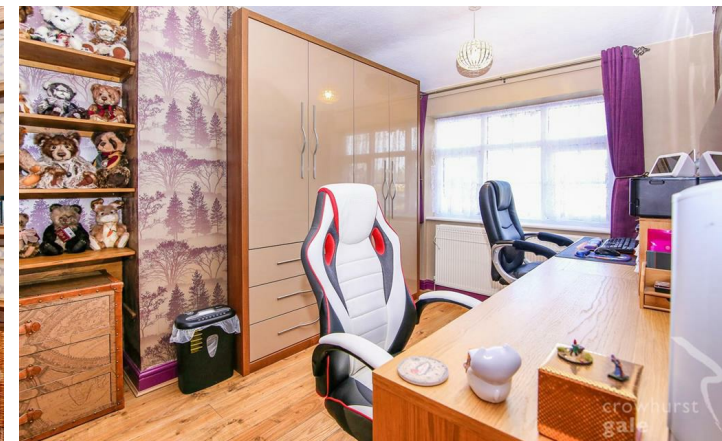
Rugby Borough Council

**Tenure**

Freehold

**Viewing**

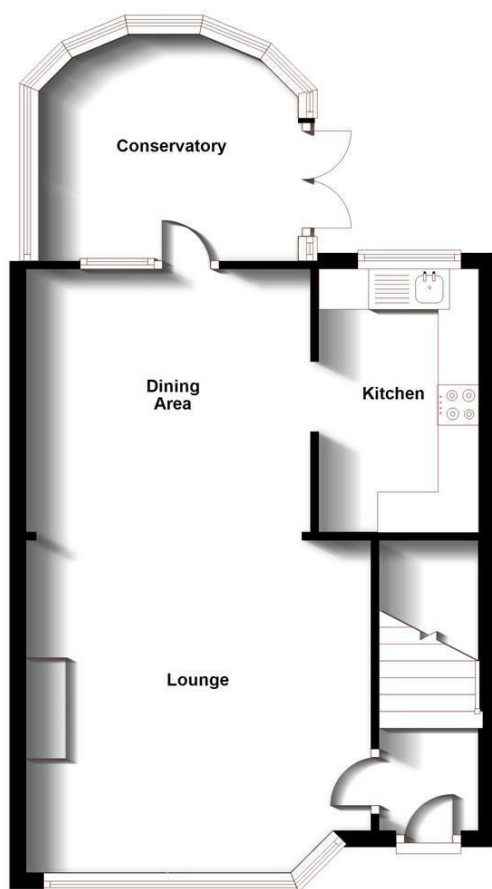
By appointment only through Crowhurst Gale Estate Agents 01788 522266



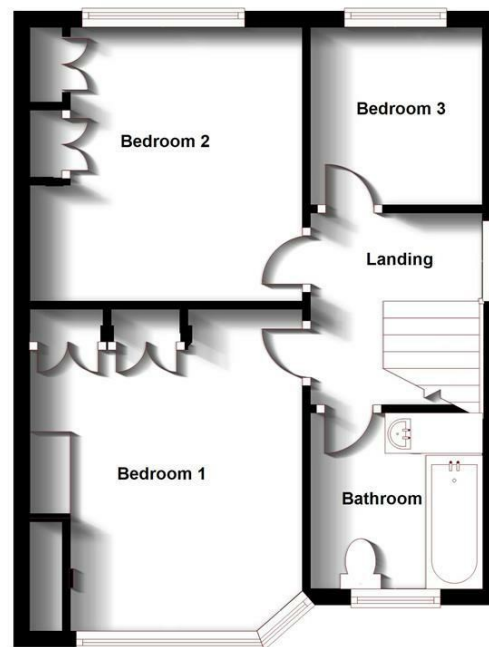




Ground Floor



First Floor



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	78

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	

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