



**Featherbed Lane, Hillmorton, Rugby**  
**£215,000**



# Featherbed Lane, Hillmorton, Rugby

Crowhurst Gale Estate Agents are pleased to present to market this semi detached bungalow situated in this very popular area of Hillmorton. Close to shops, good schools, local amenities and bus stop. In brief the property comprises: entrance hall, lounge/diner, kitchen, conservatory, two bedrooms and a bathroom. The property further benefits from: double glazing, gas central heating, front and rear gardens, off road parking and a single garage. This property is offered with no chain.

## Frontage

Fore garden with stone chippings. Paved path leading to front door and rear garden. Access to the rear garden via side timber gate.

Access to off road parking and garage from Robert Hill Close. Step with hand rail leading to:

## Entrance Hall

Enter via obscure double glazed composite front door. Radiator. Access to loft space which is part boarded with a ladder. Door to cupboard housing the hot water tank with shelving above. Doors leading to:

## Lounge/Diner 17'1" x 10'8" (5.22m x 3.26m )

Double glazed sliding doors opening into the conservatory. Feature fire place, T.V aerial point, radiator. Door to:



**Conservatory 6'10" m x 5'8" (2.10 m x 1.75m)**

Of brick and Upvc construction windows to three sides. Upvc double glazed door onto the rear garden. Polycarbonate roof.

**Kitchen 9'2" x 7'11" (2.81m x 2.42m )**

Upvc double glazed window to the rear aspect over looking the rear garden. Upvc obscure double glazed door to the side. A range of eye and base level units with work top surfaces, inset sink with mixer tap over. Space and plumbing for washing machine. Space for cooker. Space for fridge/freezer. Wall mounted gas boiler.

**Bedroom One 11'9" x 9'2" (3.59m x 2.80m)**

Upvc double glazed window to the front aspect, radiator.

**Bedroom Two 9'8" x 7'11" (2.96m x 2.43m )**

Upvc double glazed window to the front aspect, radiator.

**Bathroom 6'5" x 5'6" (1.96m x 1.69m)**

Upvc obscure double glazed window to the side aspect. A part tiled suite comprising: bath with shower fitted over. Low level w.c, wash hand basin. Radiator.

**Rear Garden**

Enclosed rear garden with paved patio area. Outside tap. Access to frontage via side timber gate. Door into kitchen. Lawn with planting areas, steps and handrail down to decking area with greenhouse and garden shed.

**Garage 16'0" x 8'2" (4.90m x 2.50m )**

Located on Robert Hill Close. Off road to the front. Up and over door. Overhead storage.

**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**  
C

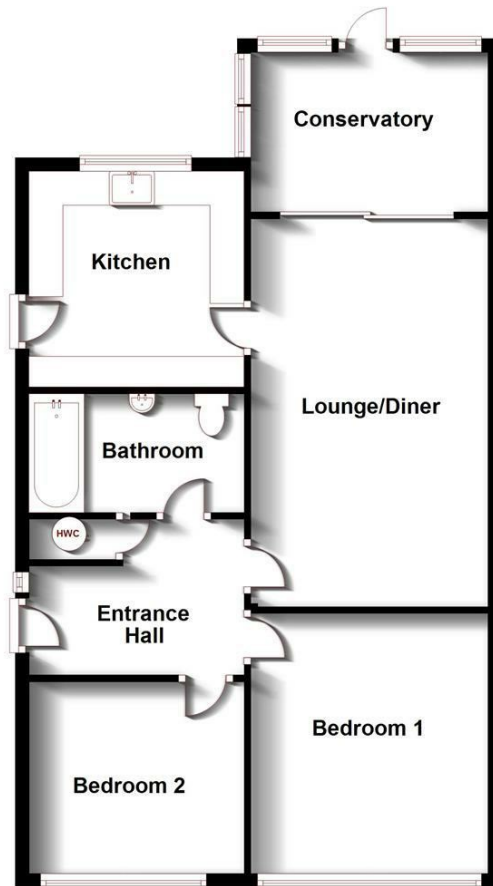
**Tenure**  
Freehold

**Directions For Sat Nav**  
CV21 4LH

**Viewing**  
By appointment only through Crowhurst Gale Estate Agents  
01788 522266



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
		<b>87</b>
		<b>69</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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