



Hoskyn Close, Hillmorton, Rugby
Guide price £260,000



Hoskyn Close, Hillmorton, Rugby

Crowhurst Gale Estate Agents are pleased to present to market this semi detached property located in a quite Cul-de-sac in the sought after area of Hillmorton, which is convenient for a range of amenities to include a parade of shops, stores, public houses and excellent local schooling for all ages. In brief the property comprises: entrance hall, lounge, dining room and kitchen to the ground floor. To the first floor there are three well proportioned bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, off road parking. The property has gardens to three sides and offers some good potential to extend into the side or rear (subject to local planning permission being granted). This property is offered with no chain.

Frontage

Paved area providing off road parking. Lawn area with shrubs and trees. Side gate giving access into the rear garden. Obscure double glazed door leading into:

Entrance Hall

Stairs rising to the first floor, radiator. Doors leading to:

Dining Room 15'11" x 7'8" (4.87m x 2.34m)

Double glazed window to the front aspect, radiator. Though-fare into Kitchen.

Lounge 19'11" x 11'0" (6.08m x 3.37m)

Double glazed window to the front aspect. Sliding patio doors to the rear garden. Two radiators. Door to:



Kitchen 11'0" x 9'10" (3.36m x 3.02m)

Double glazed window to the rear aspect. Double glazed door to the rear garden. A range of eye and base level units with work top surfaces, inset stainless steel sink with drainer and mixer tap over. Tiled splash backs. Fitted gas hob with extractor over and electric fan assisted oven below. Space and plumbing for washing machine. Space for fridge/freezer. Cupboard with shelving.

First Floor Landing

Access to loft space. Door to cupboard housing boiler and hot water tank. Doors to:

Bedroom One 11'7" x 11'1" (3.55m x 3.39m)

Double glazed window to the front aspect, radiator. Fitted wardrobes and dressing table.

Bedroom Two 11'2" x 7'10" (3.41m x 2.40m)

Double glazed window to the rear aspect, radiator.

Bedroom Three 11'5" x 7'8" (3.48m x 2.34m)

Double glazed window to front aspect, radiator. Fitted wardrobe.

Bathroom 7'8" x 7'2" (2.36m x 2.19m)

Obscure double glazed window to the rear aspect. A part tiled suite comprising: bath with shower fitted over. Wash hand basin. Low level w.c.

Rear Garden

An enclosed rear garden mainly laid to lawn with various planting areas. Shrubs and flower borders. Paved path leading to side garden with paved patio area garden shed, green house and further lawn area. Access to frontage via side gate.

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

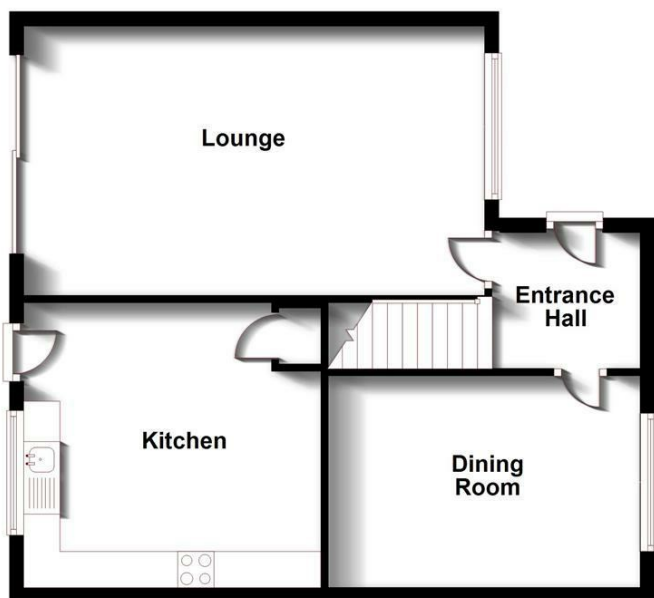
Tenure
Freehold

Directions For Sat Nav
CV21 4LA

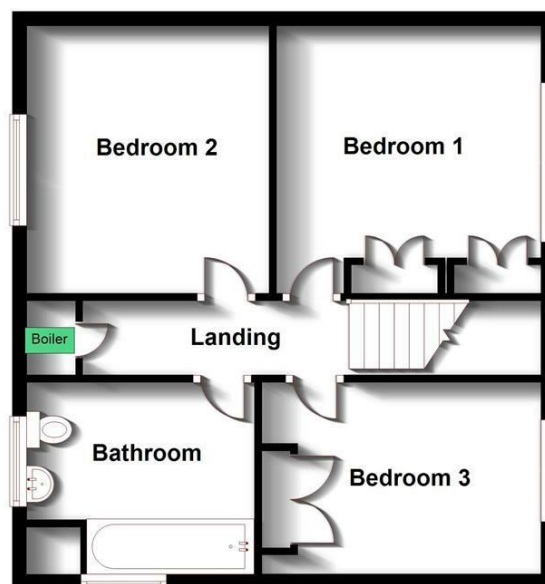
Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266



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	79

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	

31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ
 Tel: 01788 522 266
 property@crowhurst-gale.co.uk
 www.crowhurst-gale.co.uk

