



Lower Hillmorton Road, Hillmorton, Rugby
£170,000



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Crowhurst Gale present to market this semi detached bungalow in the sought after area of Hillmorton. The property will require some updating and is offered with no chain. In brief the property comprises: entrance hall, lounge, sun room, kitchen, two bedrooms and bathroom. Further benefits include part double glazing, electric heating, front and rear gardens, off road parking.

Frontage

Low level brick wall with iron gates opening onto off road parking. Various plants and shrubs. Wooden double gates opening into rear garden.

Porch

Enter via Upvc double glazed door, quarry tiles. Door to:

Entrance Hall

Enter via wooden glazed door. Access to loft space, door to cupboard. Wall mounted electric heater. Doors to:

Lounge 3.47m x 3.44m

Wall mounted electric heater. Wooden glazed door with windows to either side into:

Sunroom 3.71m x 2.49m

Metal framed sun room with glass panes to two sides. Doors opening into rear garden. Power connected.



Kitchen 8'10" x 7'9" (2.70m x 2.38m)

Upvc double glazed window to rear aspect. Base level units with work surface above, inset stainless steel sink. Space and plumbing for washing machine, space for cooker. Door to pantry. Door to:

Lean To

Glazed door into rear garden. Power connected.

Bedroom One 12'7" x 10'1" (3.86m x 3.08m)

Upvc double glazed window to front aspect. Fitted wardrobes.

Bedroom Two 9'11" x 8'11" (3.04m x 2.73m)

Upvc double glazed window to front aspect. Fitted wardrobe, wall mounted electric heater.

Bathroom 6'2" x 5'7" (1.89m x 1.72m)

Obscure window to side aspect. Part tiled suite comprising: bath with shower over, low level w.c, pedestal wash hand basin. Wall mounted electric heater.

Rear Garden

Enclosed rear garden. Paved patio area with steps up to planting areas with various plants and shrubs. Garden shed. Paved path to lawn with further planting areas.

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

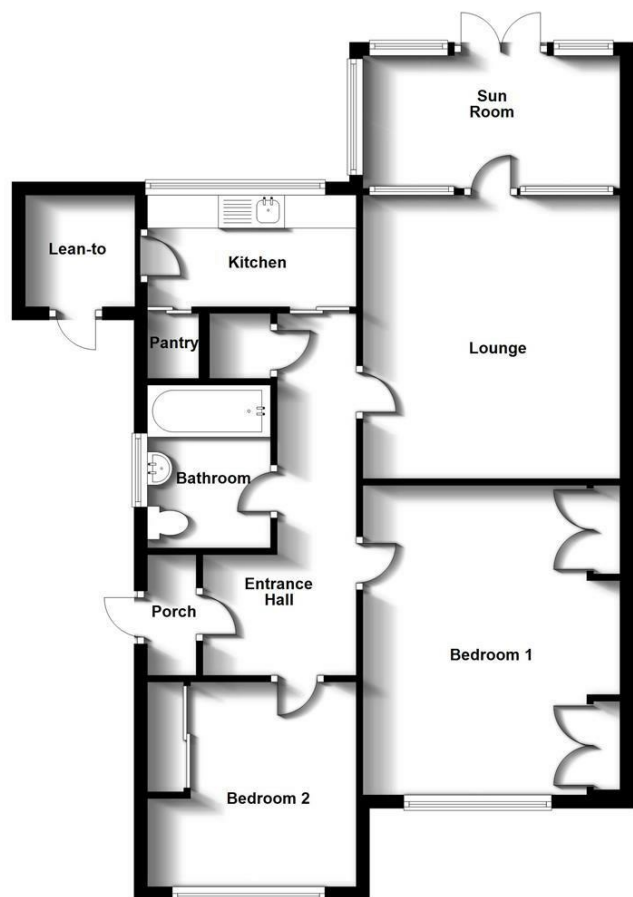
Directions For Sat Nav: CV21 4AE

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) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			68
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		35	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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