



Walford Place, Hillmorton, Rugby
Offers over £270,000



Walford Place, Hillmorton, Rugby

Crowhurst Gale are pleased to present this extended three bedroom semi detached property which is set in the ever popular Paddox area of Hillmorton which has excellent primary and secondary schooling. The property benefits from gas central heating and double glazing. The accommodation in brief comprises; entrance hallway, sitting room, separate lounge / dining room, and a kitchen to the ground floor and to the first floor there are three bedrooms and shower room. Outside, there is a lawned garden to the front with a driveway to side with gate to rear garden.

Frontage

Lawned area and driveway providing parking for one car.

Entrance Hall

Double glazed composite door. A double glazed window to side aspect. Stairs rising to first floor. Wall mounted radiator. Doors to further accommodation. Under stairs storage cupboard.

Sitting Room 12'6" x 12'0" (3.82 x 3.67)

Double glazed half bay window to the front. (Gas fire not in use) Radiator. Picture rail.

Lounge / Dining Room 19'10" x 10'11" (6.06 x 3.33)

uPVC double glazed French doors to rear garden with double glazed adjoining side panels opening windows to each side. Radiator. Coving to ceiling. Picture rail.



Kitchen 16'6" x 6'9" (5.03 x 2.06)

uPVC double glazed windows one to the rear aspect and one to the side. A double glazed door to side aspect. A full range of base and eye level units with complementary work surface. Under wall unit lighting. One and a half bowl stainless steel sink and drainer unit with mixer tap over. Tiling to splashbacks. Gas hob with electric oven underneath. Larder with shelving. Built in fridge and freezer. Space and plumbing for washing machine. Electric kick strip heater. Breakfast bar over looking rear garden.

First Floor Landing

Double glazed window to side aspect. Doors off to further accommodation. Loft access.

Bedroom One 12'11" x 11'1" (3.96 x 3.40)

uPVC double glazed window to front aspect. Radiator. Laminate flooring. Picture rail.

Bedroom Two 12'5" x 12'2" (3.80 x 3.71)

uPVC double glazed window to front aspect. Radiator. Picture rail.

Bedroom Three 7'6" x 7'0" (2.31 x 2.15)

uPVC double glazed window to front aspect. Radiator. Picture rail.

Shower Room 5'10" x 6'1" (1.80 x 1.86)

Shower enclosure with shower fitted. WC & wash hand basin set within a vanity unit. Double glazed window to rear aspect.

Front Garden

Lawned area with flower and shrub borders. Driveway which provides off road parking for several vehicles and also providing side access to rear garden. Enclosed to two sides by low level timber fencing.

Rear Garden

Paved patio area which continues to the side of the property. Lawned area. Raised flower beds. Enclosed with hedging and fencing. Garden shed.

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.

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.

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.

**Local Authority**

Rugby Borough Council

Tenure

Freehold

Tax Band

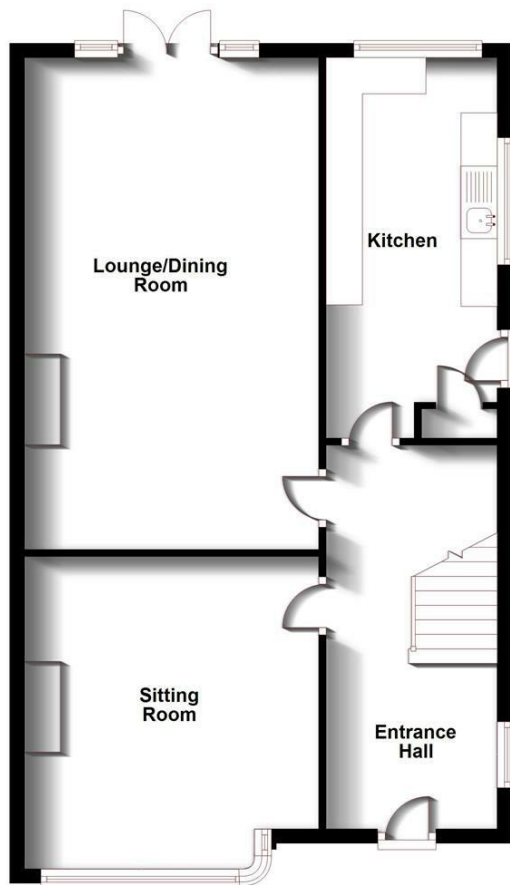
Tax Band: C

Viewing

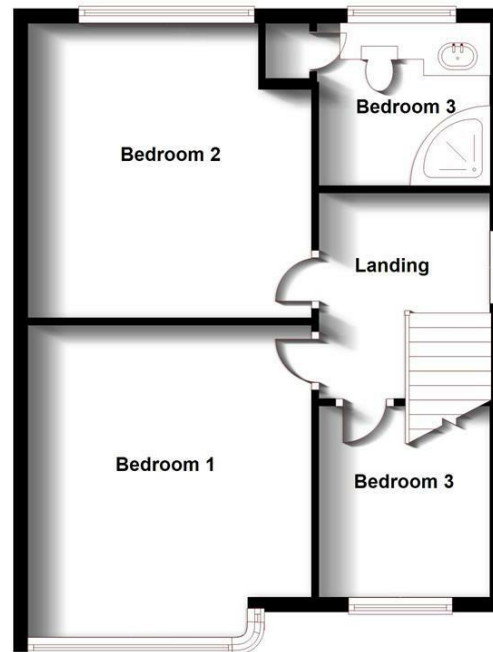
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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

