Loverock Crescent, Hillmorton, Rugby
£265,000

crowhurst gale

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Crowhurst Gale Estate Agents are pleased to offer for sale this spacious, extended three bedroom semi detached property situated in the popular Abbotts Farm area of Hillmorton which has catchment for good schooling and nearby amenities. The property offers two good size reception areas, games/study room, kitchen, three bedrooms, family bathroom. To the outside there is ample off street parking to the front and a nicely laid out garden to the rear. AVAILABLE FEBRUARY 2020

Frontage
Off street parking for three vehicles.

Entrance Porch
Enter via double glazed door.

Entrance Hall
Enter via glazed door, radiator, stairs, storage cupboard under stairs.

Lounge / Dining Room
Open plan room

Lounge Area 11'3" x 12'5" (3.44 x 3.79)
Double glazed bay window to front, Electric fire and radiator. Arch into:

Dining Area 11'10" x 10'11" (3.63 x 3.34)
Two radiators, door to Conservatory.

Lean To Conservatory 7'11" x 7'6" (2.42 x 2.30)
Double glazed panelled windows with double glazed door to outside patio area and rear garden.

Kitchen 12'5" x 7'10" (3.80 x 2.41)
Fitted with a matching range of base and eye level units, sink with single drainer, double glazed window to rear. Pantry with window.

Games/Study Room 29'11" x 5'8" (9.14 x 1.75)
Double glazed doors to front and side. Double glazed window to the rear.

Landing
Double glazed window to side, access to loft, radiator and doors to:

Bedroom One 14'10" x 11'7" (4.54 x 3.55)
Double glazed window to front, radiator.

Bedroom Two 11'10" x 11'6" (3.63 x 3.52)
Double glazed window to rear, radiator.

Bedroom Three 9'1" x 7'5" (2.79 x 2.28)
Double glazed window to front, radiator.

Bathroom
Panelled bath,Vanity unit with hand basin, low-level WC, cupboard housing gas boiler, heated towel rail and double glazed window to rear.

Rear Garden
Enclosed with a timber fencing, patio area with steps to lawned area with mature boarders.

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.

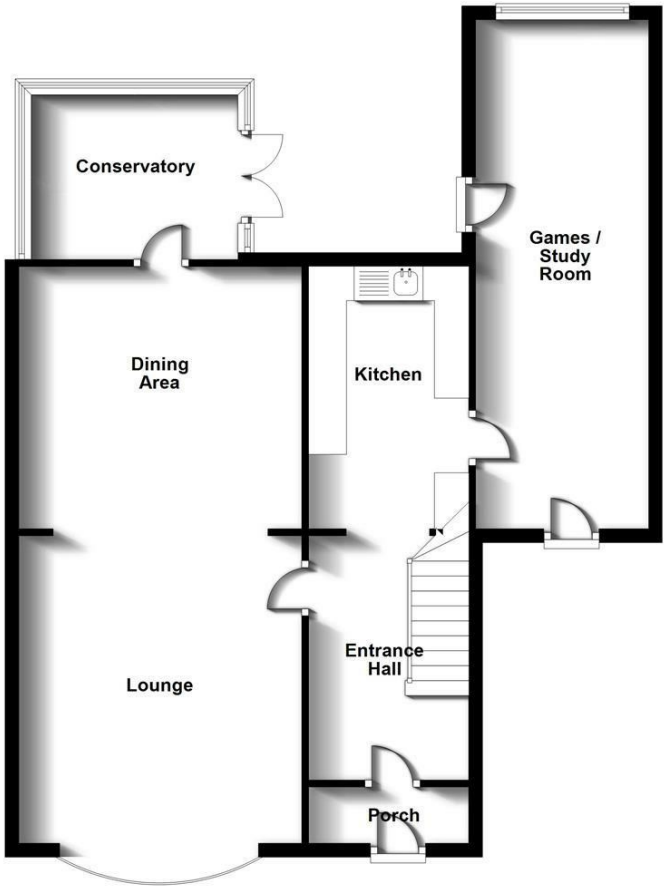
Local Authority
Rugby Borough Council

Tenure
Freehold

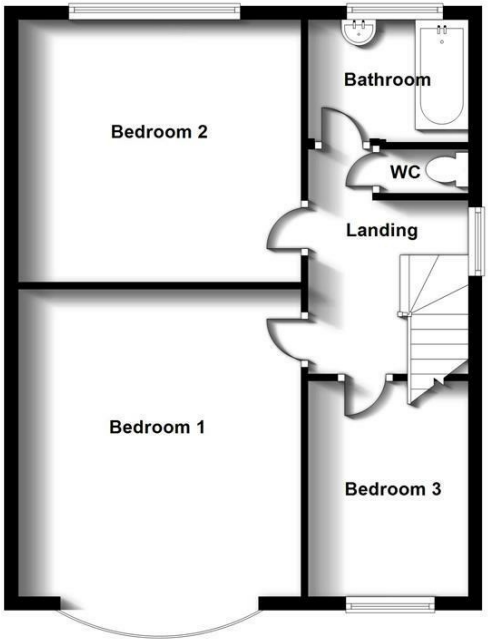
Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266

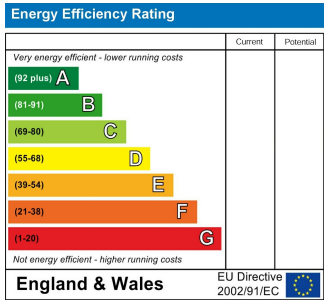
Tax Band
Tax Band: C

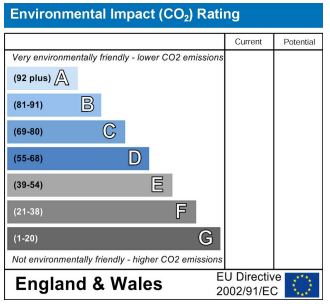
Ground Floor



First Floor







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