



**Vernon Avenue, Hillmorton, Rugby**  
**£230,000**



# Vernon Avenue, Hillmorton, Rugby

Crowhurst Gale Estate Agents are pleased to present this mid terraced property in the sought after area of Hillmorton. In brief the home comprises: entrance hall, lounge, dining room and kitchen to the ground floor. To the first floor there are three bedrooms and a bathroom. The property further benefits from Upvc double glazing, gas central heating, front and rear gardens and off road parking for several vehicles to the rear. Call Crowhurst Gale to view on 01788 52266.

## Frontage

Fore garden with various shrubs. Gravelled area with paved path leading to. Storm porch.

## Entrance Hall

Enter via obscure double glazed door. Upvc obscure double glazed window to side aspect. Stairs rising to first floor, under stairs storage cupboard. Picture rail, tiled flooring, radiator. Door to:

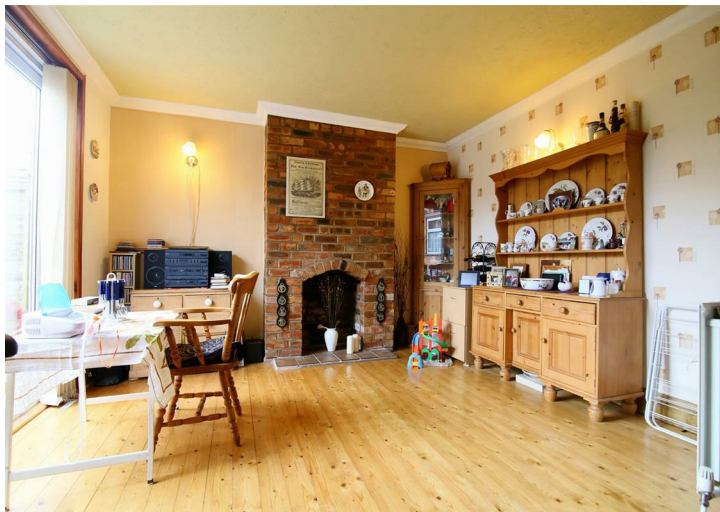
## Lounge 12'5" x 12'3" (3.79m x 3.74m )

Upvc double glazed bay window to front aspect. Feature fireplace with wooden surround and tiled hearth, inset electric fire. Picture rail, radiator.

## Dining Room 12'3" x 10'11" (3.74m x 3.34m )

Double glazed sliding patio doors to rear garden. Feature exposed fire place with tiled hearth. Wooden flooring, coving to ceiling, two radiators.

Opening into:



**Kitchen 20'8" x 7'3" (6.31m x 2.23m )**

Double glazed window to rear aspect. Upvc obscure double glazed door to 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 back area. Built in four ring gas hob with electric assisted oven below and extractor above. Fitted microwave. Wall mounted gas boiler. Space and plumbing for washing machine and slim line dishwasher. Door to:

**Cloakroom**

Obscure double glazed window to side aspect. Low flush W.C

**First Floor Landing**

Access to loft space. Cupboard with shelving. Doors to:

**Bedroom One 12'8" x 10'4" (3.87m x 3.16m)**

Upvc double glazed bay window to front aspect. Feature cast iron fireplace. A range of fitted wardrobes, picture rail. Radiator.

**Bedroom Two 12'4" x 11'11" (3.76m x 3.65m )**

Double glazed window to rear aspect. Radiator. Cupboard with shelving

**Bedroom Three 7'9" x 6'11" (2.38m x 2.12m )**

Double glazed window to front aspect. Radiator.

**Bathroom**

Upvc obscure double glazed window to rear aspect. A part tiled suite comprising: panelled bath with shower over. Low flush W.C, wash hand basin. Radiator.

**Rear Garden**

A mature enclosed rear garden with two paved patio areas with the remainder mostly lawn with planting areas. Garden shed. Hard standing area providing off road parking.

**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

**Viewing**

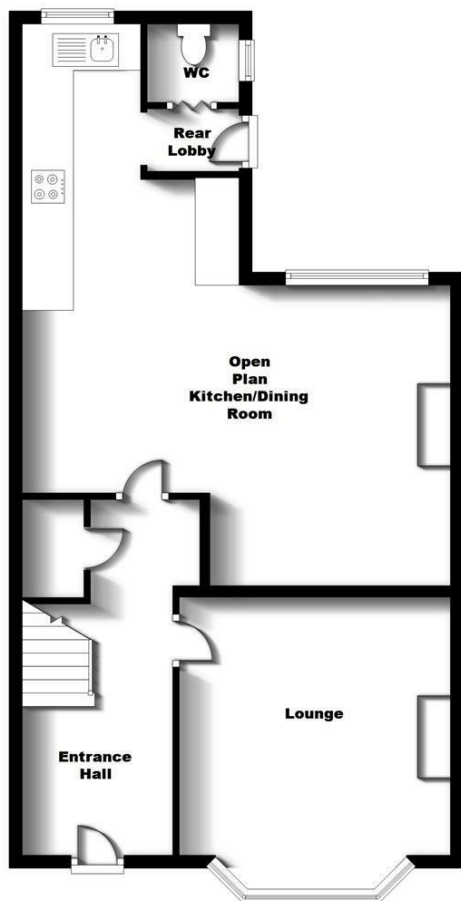
By appointment only through Crowhurst Gale Estate Agents 01788 522266

**Directions For Sat Nav**

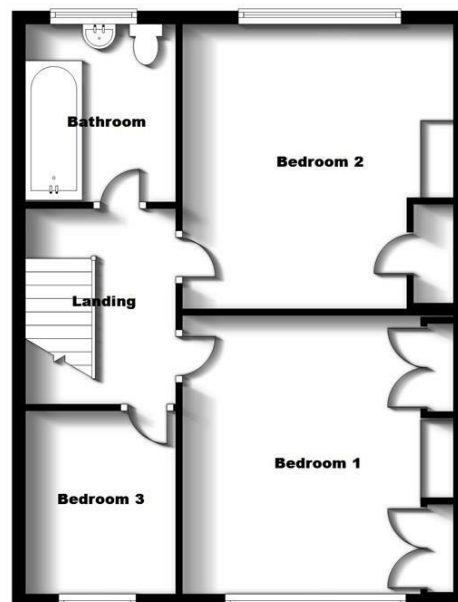
Directions For Sat Nav: CV22 5HP



**Ground Floor**



**First 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>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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