Lower Hillmorton Road, Hillmorton, Rugby
Guide Price £335,000

crowhurst gale

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Crowhurst Gale are very pleased to present this beautiful three bedroom semi-detached property situated on a popular stretch of road in Hillmorton and boasts views over Hart Field Sports Ground to the rear. In brief the accommodation comprises; entrance hall, lounge, dining room, kitchen, utility room, shower room and a conservatory to the first floor. Plus three bedrooms and a family bathroom to the first floor. The front of the property offers parking for several vehicles with a driveway leading to a detached garage. The rear garden has been landscaped and is not directly overlooked from the rear.

Frontage
Block paved parking for several vehicles to the front and side of the property. Gate giving access to the rear garden.

Entrance Hall
Enter via double glazed door into hallway, stairs to first floor, storage cupboards and doors off to:

Lounge 12'11" x 14'0" (3.96 x 4.27)
Double glazed bay window to front elevation. Radiator.

Dining Room 12'7" x 12'0" (3.84 x 3.67)
Wooden flooring. Sliding patio doors into Conservatory.

Kitchen 7'8" x 9'4" (2.34 x 2.86)
Double glazed window to side elevation. One and half bowl sink and drainer with base unit under, further base and wall mounted units. Rolled worktop surfaces. Built in electric oven and hob.

Utility Room 8'6" x 3'10" (2.60 x 1.18)
Double glazed window to rear. Radiator. Fitted base unit. Inset sink and drainer with mixer tap. Space for white goods. Tiled floor. Doors to conservatory and shower room.

Shower Room
Double glazed windows to side elevation. Heated towel rail. Fitted two piece suite comprising low level WC and shower in tiled cubicle. Tiled floor.

Conservatory 11'11" x 8'7" (3.64 x 2.64)
Double glazed panels with door leading to garden. Tiled flooring.

First Floor Landing
Double glazed window to side elevation. Access to loft space. Doors to bedrooms and bathroom.

Bedroom One 10'11" x 14'0" (3.33 x 4.27)
Double glazed bay window to front elevation. Radiator.

Bedroom Two 12'7" x 10'10" (3.84 x 3.32)
Double glazed window to rear elevation. Radiator.

Bedroom Three 7'6" x 9'5" (2.31 x 2.88)
Double glazed window to rear elevation. Radiator. Built in storage cupboard. Wall mounted gas fired boiler.

Bathroom 7'7" x 5'10" (2.32 x 1.78)
Obscure UPVC double glazed windows to front and side elevations. Fitted three piece white suite comprising low level WC, pedestal wash hand basin and panelled bath with shower fitted over.

Rear Garden
Mainly laid to lawn with raised flower beds. Railway sleepers. Enclosed with wooden fencing.

Garage 23'3" x 10'2" (7.10 x 3.10)
Larger than average single garage. Metal up and over door.

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.

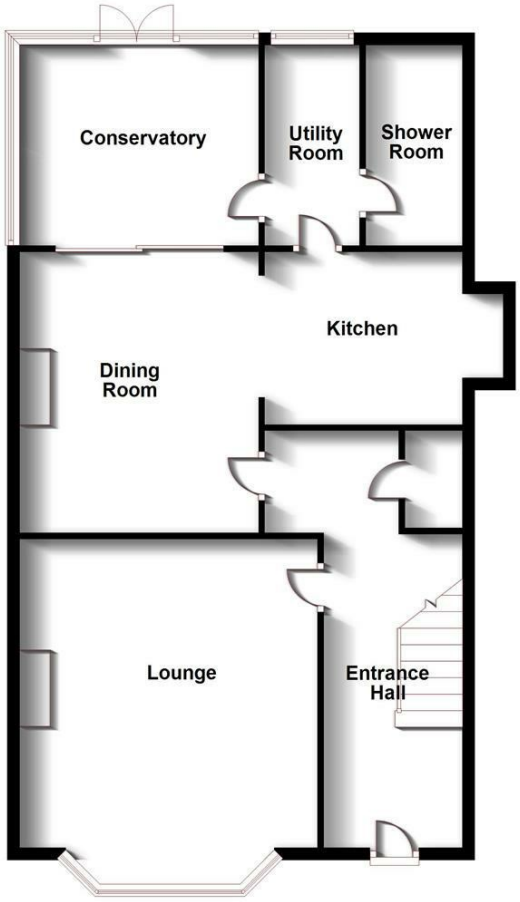
Mortgage Services
Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

Tax Band
Tax Band: C

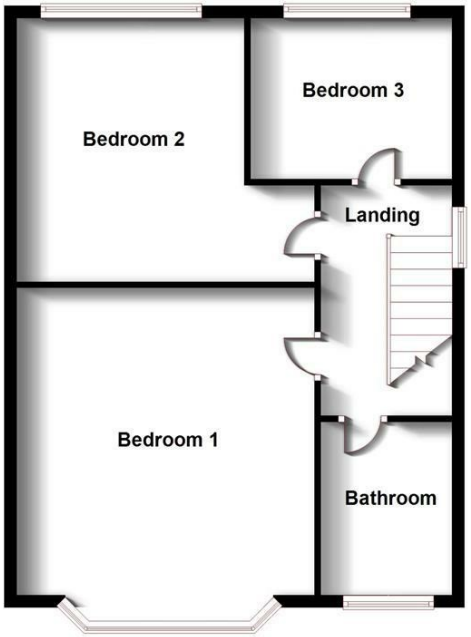
Tenure
Freehold

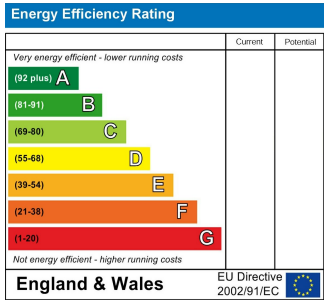
Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266

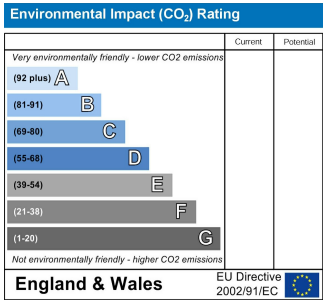
Ground Floor



First Floor







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