



**Fisher Avenue, Hillmorton,  
Offers In Excess Of £450,000**

crowhurst  
gale



# Fisher Avenue, Hillmorton,

Crowhurst Gale are pleased to present this spacious four bedroom property which is set over three floors and is in the highly sought after area of Hillmorton. The current owners have also acquired planning consent to build a three bedroom detached property to the side of the existing house (planning application number R21/0364). The area is very popular for local schooling and other amenities, shops and stores. The property briefly comprises: Porch, Entrance Hall, Lounge, Dining Room, Rear Lobby, Workshop and Ground Floor WC. Four Spacious Bedrooms and a Family Bathroom. Outside there is a garage and off road parking to the front, plus a rear garden that is mainly laid to lawn.

## Frontage

Small front garden. Driveway providing off road parking and route to a single garage.

## Porch

Tiled flooring. Door into:

## Entrance Hall

Stair leading upstairs. Doors leading to:

## Lounge 13'0" x 14'4" (3.97 x 4.39)

Double glazed bay window to front. Radiator. Fireplace.

## Dining Room 12'11" x 11'10" (3.96 x 3.63)

Door leading to the rear garden. Radiator.

## Kitchen 9'1" x 14'4" (2.78 x 4.37)

Double glazed windows to both sides. Kitchen units with work surfaces. Sink and drainer. Door leading to:

## Rear Lobby

Door to outside. Doors to:



**Workshop 7'3" x 7'8" (2.23 x 2.36)**

Window to side and rear.

**Storage Room****Ground Floor WC**

WC

**First Floor Landing**

Stairs leading to second floor. Doors to:

**Bedroom 9'1" x 14'3" (2.78 x 4.36)**

Double glazed window to rear. Radiator.

**Bedroom 12'11" x 11'10" (3.94 x 3.63)**

Double glazed window to rear. Radiator.

**Bedroom 14'10" x 13'0" (4.54 x 3.97)**

Double glazed bay window to front. Radiator.

**Bathroom 6'1" x 7'11" (1.86 x 2.42)**

Panelled bath. Wash hand basin. WC

**Second Floor Landing**

Doors to two under the eaves attic rooms. Door to:

**Bedroom 13'9" x 16'4" (4.21 x 5.00)**

Double glazed window to rear.

**Rear Garden**

Laid to lawn with flower and shrub borders.

**Planning Permission**

The current owners have acquired planning consent to build a three bedroom detached property to the side of the existing house (planning application number R21/0364).

**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.

**Tenure**

Freehold

**Tax Band**

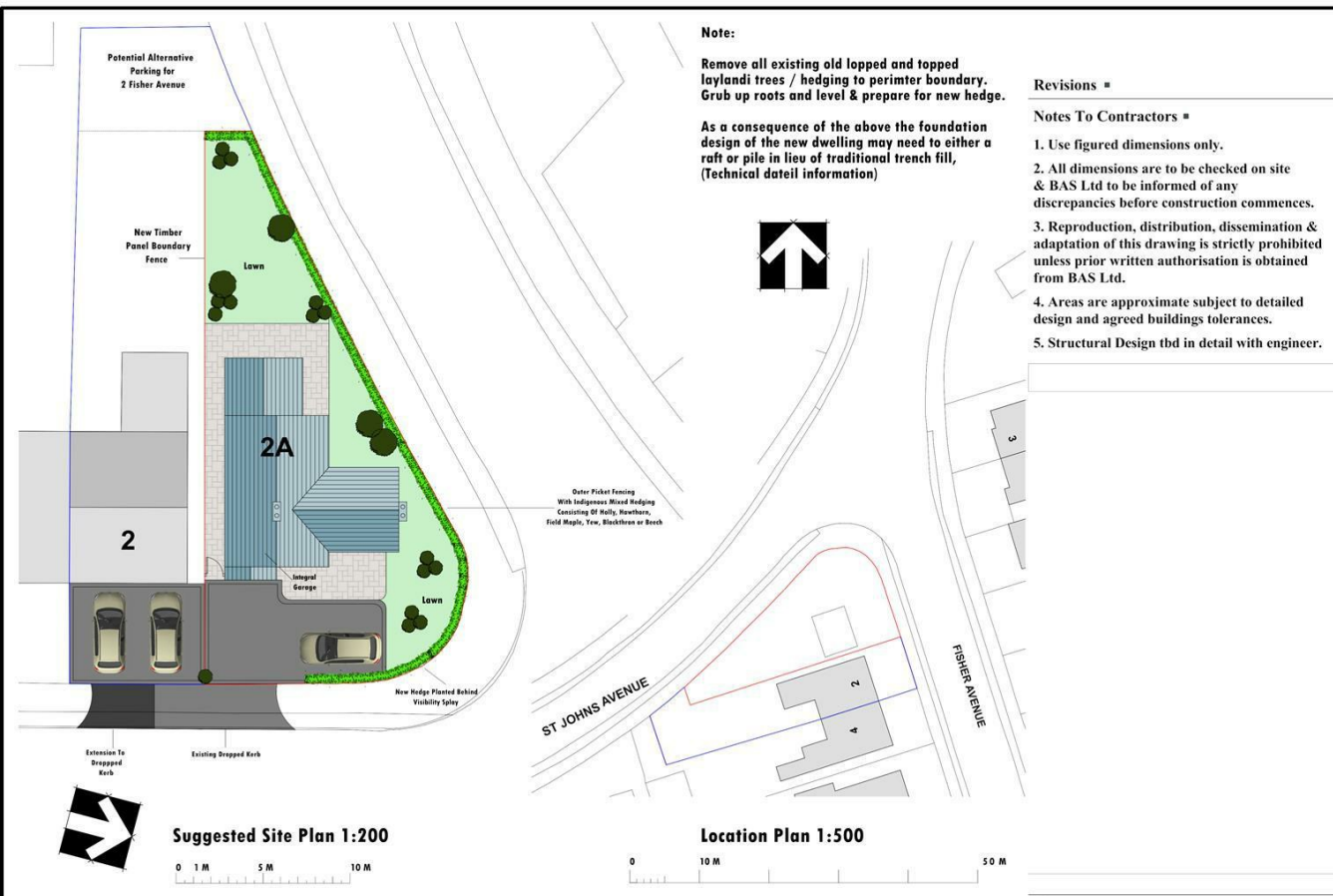
Tax Band: D

**Tenure**

Freehold

**Viewing**

By appointment only through Crowhurst Gale Estate Agents 01788 522266



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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

