**Deacon Close, Hillmorton, Rugby**
**Offers Over £300,000**

crowhurst gale

# Deacon Close, Hillmorton, Rugby

Crowhurst Gale Estate Agents are pleased to present to market this detached home which is being offered with NO CHAIN. Ideally situated for Rugby Train Station, Rugby Town Centre and nearby local amenities. In brief the property comprises: entrance hall, cloakroom, kitchen/breakfast, lounge/diner to the ground floor. To the first floor there are three bedrooms and a bathroom. The main bedroom benefits from a en suite shower room. The property further benefits from rear garden, off road parking to the front and a integral garage.

**Frontage**
Off road parking for two vehicles. Access to garage via up and over door. Lawn area. Access to the side into the rear garden. Outside lighting.

**Entrance Hall**
Enter via Upvc obscure double glazed door, radiator. Stairs rising to the first floor. Door to integral garage. Doors to:

**Lounge/Diner 18'6" x 12'4" max (5.66m x 3.78m max)**
Upvc double glazed French doors onto the rear garden with windows to either side. Upvc double glazed window to the rear aspect. T.V aerial point, two radiators.

**Kitchen/Breakfast 14'7" x 6'7" (4.46m x 2.03m )**
Upvc double glazed window to the front aspect. Upvc obscure double glazed door to the side. A range of eye and base level units with work top surfaces, inset one and a half sink with drainer and mixer tap over. Tiled splash backs. Fitted four ring gas hob with extractor over and fitted oven below. Space for fridge/freezer. Space and plumbing for washing machine. Radiator.

**Cloakroom**
Upvc obscure double glazed window to the front aspect. Low lvel w.c, vanity unit with inset wash hand basin. Radiator.

**First Floor Landing**
Upvc obscure double glazed window to the side aspect. Door to cupboard housing the hot water tank. Access to loft space. Doors to:

**Bedroom One 12'7" x 11'7" (3.84m x 3.55m)**
Upvc double glazed window to the rear aspect, radiator. Door to:

**En Suite Shower Room 6'7" x 6'0" (2.01m x 1.84m )**
Upvc obscure double glazed window to the rear aspect. A part tiled suite comprising: double shower cubicle, low level w.c, wash hand basin. Extractor fan, radiator.

**Bedroom Two 12'3" max x 9'6" (3.75m max x 2.92m )**
Upvc double glazed window to the front aspect, radiator.

**Bedroom Three 7'11" x 10'3" (2.43m x 3.13m )**
Upvc double glazed window to the front aspect, radiator.

**Bathroom 7'3" x 6'7" (2.21m x 2.03m)**
Upbvc obscure double glazed window to the side aspect. A part tiled suited comprising: bath with shower attachment. Wash hand basin. Low level w.c.

**Rear Garden**
Enclosed rear garden with patio area, remainder laid to lawn with wooden decking to the rear. Access to frontage via the side.

**Garage 15'10" x 7'10" (4.83m x 2.41m )**
Up and over door to the front. Power and light connected. Door into hallway.

**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.

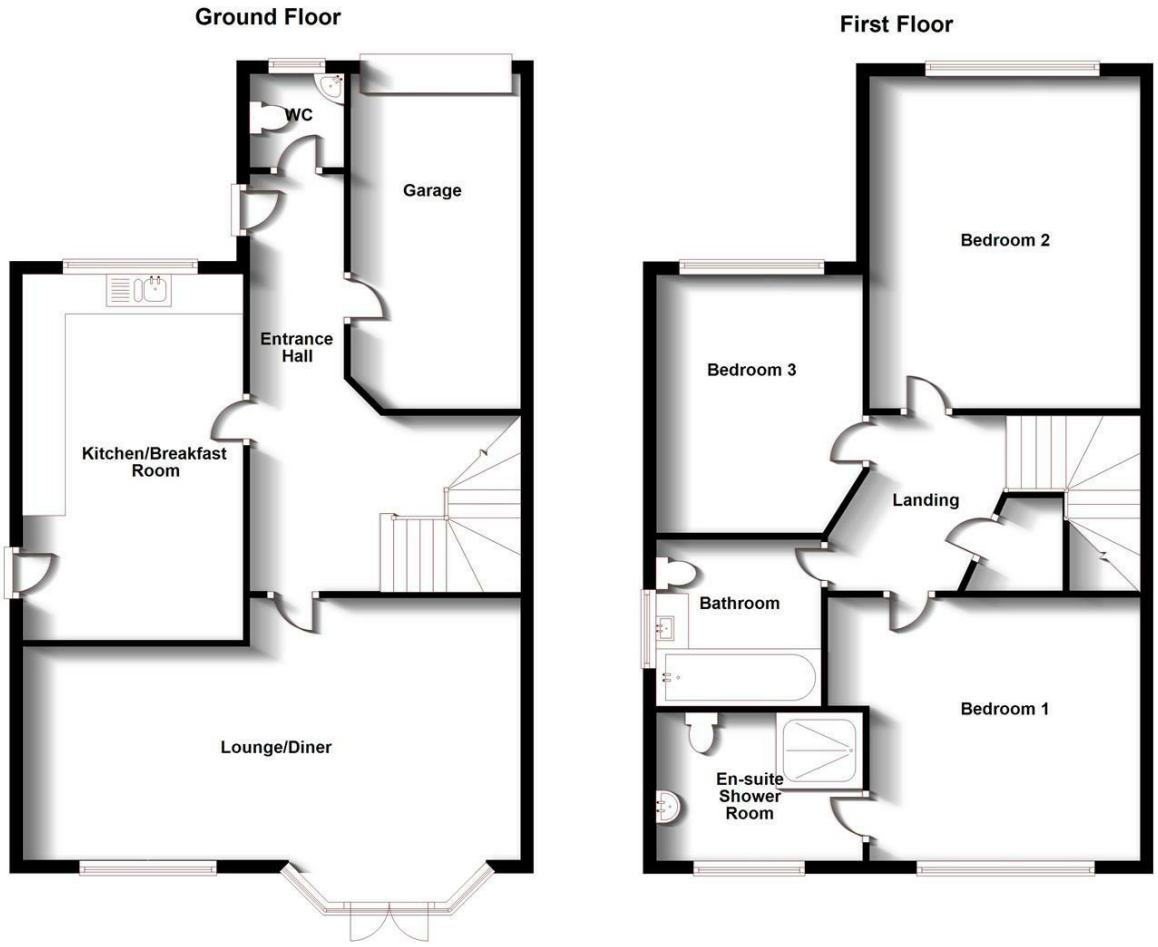
**Local Authority**
Rugby Borough Council

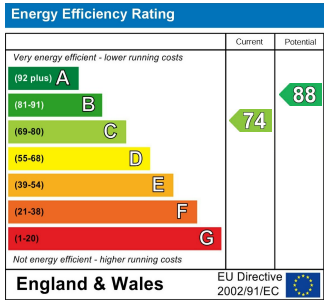
**Tax Band**
E

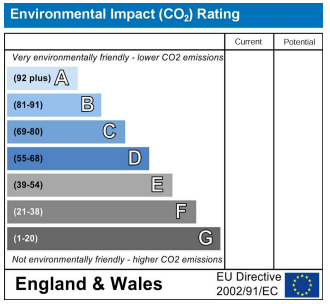
**Tenure**
Freehold

**Directions For Sat Nav**
CV22 5AQ

**Viewing**
By appointment only through Crowhurst Gale Estate Agents 01788 522266



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