Studland Avenue, Hillmorton, Rugby
Guide Price £265,000

crowhurst gale

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Crowhurst Gale Estate Agents are delighted to offer for sale this three bedroom semi-detached property in the highly sought after area of Hillmorton, which is convenient for a range of amenities to include shops, stores, public houses and good schools for all ages. In brief the accommodation comprises of an porch, entrance hall, lounge/dining room, extended kitchen and rear porch. To the first floor there are three well proportioned bedrooms and a family bathroom. The property benefits from gas fired central heating to radiators and double glazing. Externally the property has a good size enclosed rear garden and to the front a concrete driveway providing ample parking. There is large side access which could benefit an extension (subject to the usual planning consents). NO CHAIN. This property is in need of modernisation.

FLOOR AREA 979.52 sq ft

Frontage
Concrete driveway with gates leading to the side of the for further parking area.

Porch
Double glazed porch with door leading into:

Entrance Hall
Radiator. Stairs to first floor. Understairs cupboard.

Lounge / Dining Room 26'10" x 11'2" narrowing to 10'1" (8.19 x 3.41 narrowing to 3.09)
Gas fireplace. Two radiators. Double glazed windows to front and rear.

Kitchen 19'7" x 7'8" (5.97 x 2.36)
A range of fitted units , drawers and worktop surfaces. Space for white goods. Space for gas cooker. Two windows to side. Door leading to:

Rear Porch
Double glazed units. Door leading outside.

First Floor Landing
Doors leading to:

Bedroom One 11'3" x 11'0" (3.44 x 3.37)
Double glazed window to Front. Radiator. Range of fitted furniture.

Bedroom Two 13'11" x 8'3" (4.26 x 2.52)
Double glazed window to rear. Radiator. Range of fitted furniture.

Bedroom Three 7'4" x 10'8" (2.25 x 3.27)
Double glazed window to Front. Radiator. Range of fitted furniture.

Bathroom
Corner bath. with electric shower fitted over. WC and wash basin

Rear Garden
Laid to lawn with two sheds and a further workshop. Various planted shrubs.

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.

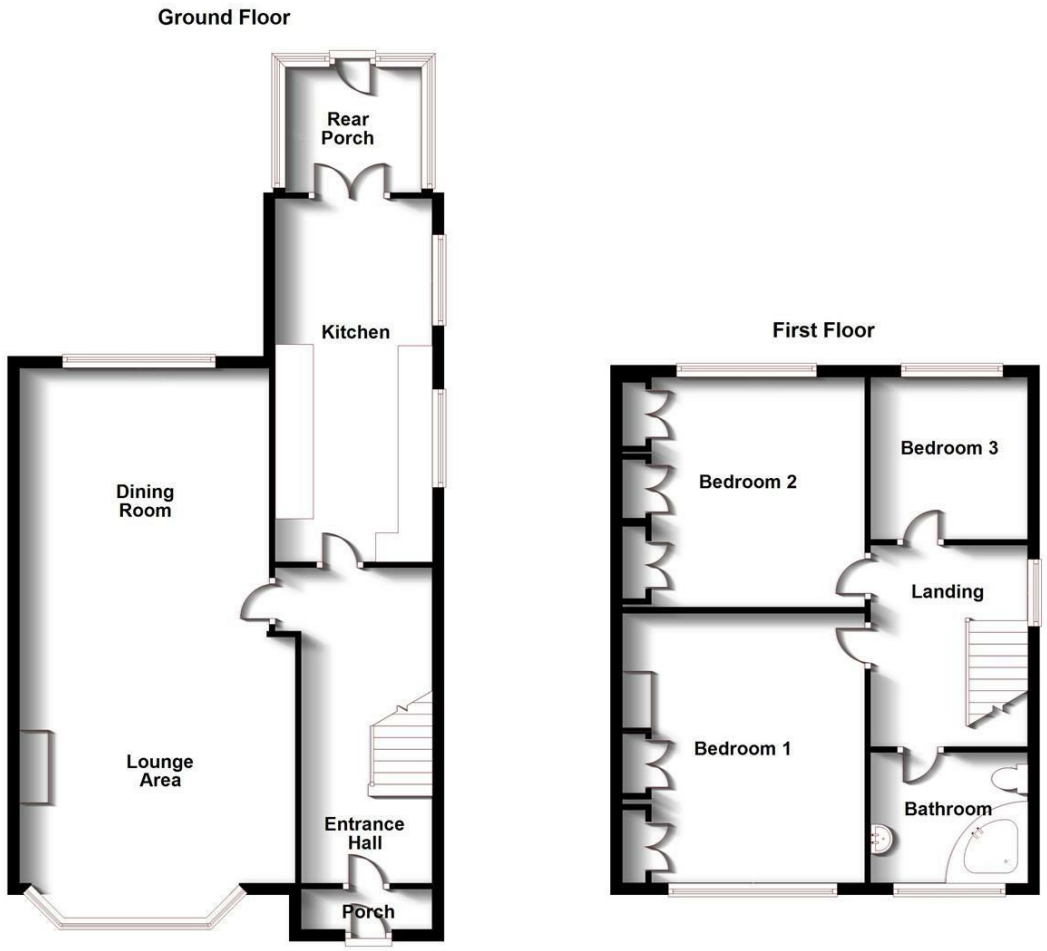
Conveyancing Services
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

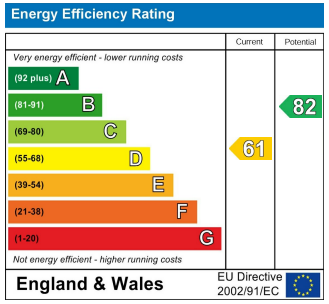
Mortgage Services
Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

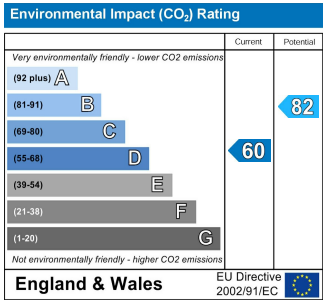
Tax Band
Tax Band: B

Tenure
Freehold

Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266







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