



**Studland Avenue, Hillmorton, Rugby**  
**£265,000**



# Studland Avenue, Hillmorton, Rugby

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

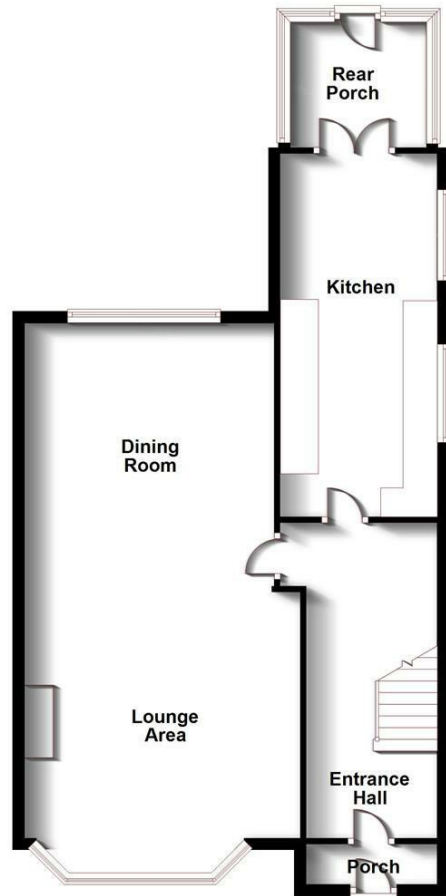
### Viewing

By appointment only through Crowhurst Gale Estate Agents  
01788 522266

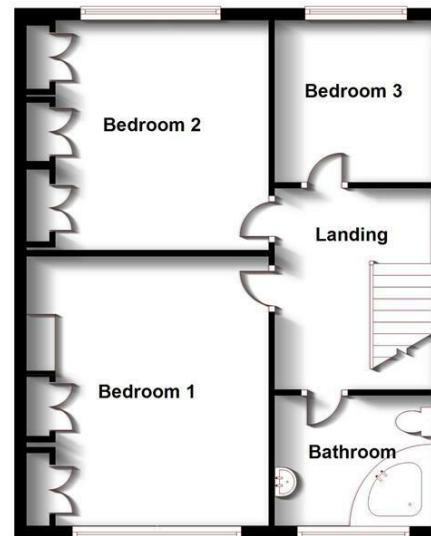




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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