

**66 Lennon Close
Hillmorton
RUGBY
CV21 4DT**

Offers Over £160,000



- **THREE BEDROOM**
- **IN NEED OF MODERNISATION**
- **LOUNGE / DINING ROOM**
- **GARAGE AND PARKING**

- **MID TERRACE HOME**
- **NO CHAIN**
- **FITTED KITCHEN**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A THREE bedroom mid terrace home IN NEED OF MODERNISATION located in the popular area of Hillmorton. In brief the accommodation comprises; porch, entrance hall, lounge, dining room, kitchen, three bedrooms and a bathroom. Externally there is an enclosed rear garden and a single garage with parking space. This property benefits from gas fired central heating and double glazing where specified. ****OFFERED WITH NO ONWARD CHAIN****

Located with easy access to the motorway networks. Rugby town centre and Rugby train station are just several minutes drive away. The property is convenient for all local amenities to include restaurants, public houses, canal walks and sought after schooling for all ages.

Accommodation Comprises

Obscure single glazed door to:

Porch

Door to:

Hallway

Stairs rising to first floor. Radiator. Access to:

Lounge

15'5" x 14'0" (4.70 x 4.29)

Window to front. Two radiators. Understairs storage. Feature fireplace with timber surround, electric fire and tiled hearth. Open through to:

Dining Room

9'2" x 9'2" (2.80 x 2.80)

Aluminium double glazed patio door to garden. Radiator. Serving hatch to kitchen.

Kitchen

9'2" x 7'10" (2.80 x 2.41)

Fitted with a range of base and eye level units with work surface space incorporating a one and a half bowl sink and drainer unit. Tiled splash backs. Built in electric cooker and gas hob. Space for a washing machine. Aluminium obscure glazed door to rear. Aluminium double glazed window to rear.

First Floor Landing

Access to loft. Doors off to bedrooms and bathroom.

Bathroom

With suite to comprise; bath with wall mounted shower over, wash hand basin and w.c. Stipped floorboards. Radiator. Frosted single glazed window to rear elevation.

Bedroom One

11'10" x 10'2" (3.63 x 3.11)

Aluminium double glazed window to front. Radiator. Built in wardrobe. Stripped floorboards.

Bedroom Two

10'6" x 10'2" (3.22 x 3.11)

Aluminium double glazed window to rear. Radiator. Built in wardrobe. Airing cupboard housing boiler.

Bedroom Three

8'6" x 6'10" (2.60 x 2.10)

Aluminium double glazed window to front. Radiator.

Front Garden

Paved walkway to front door.

Rear Garden

Mainly laid to lawn. Slabbed patio area with steps up to lawn and pathway to back gate.

Sngle Garage

Located in a separate block with off road parking for one vehicle.

Agents Note

Local Authority: Rugby

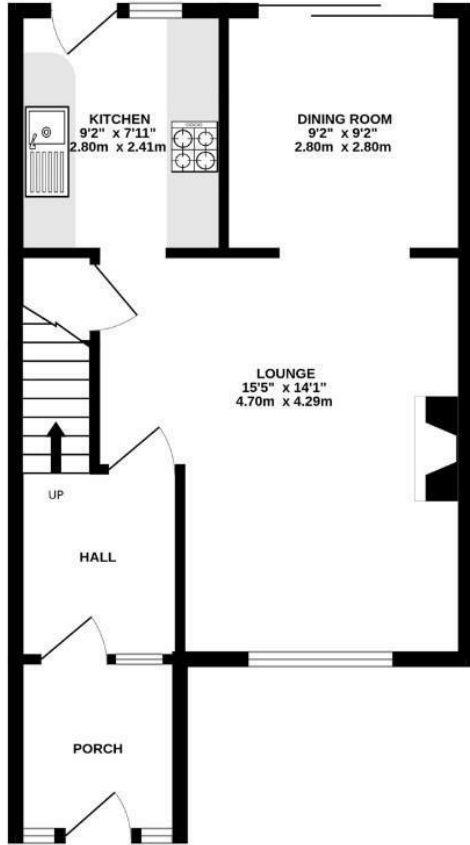
Council Tax Band: B

Energy Efficiency Rating: D

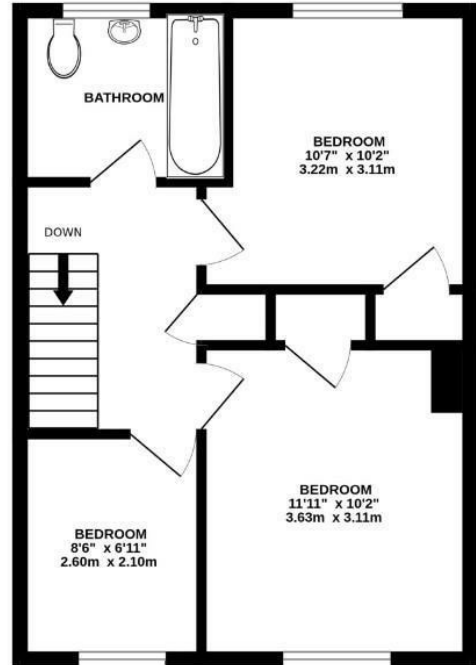




GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.

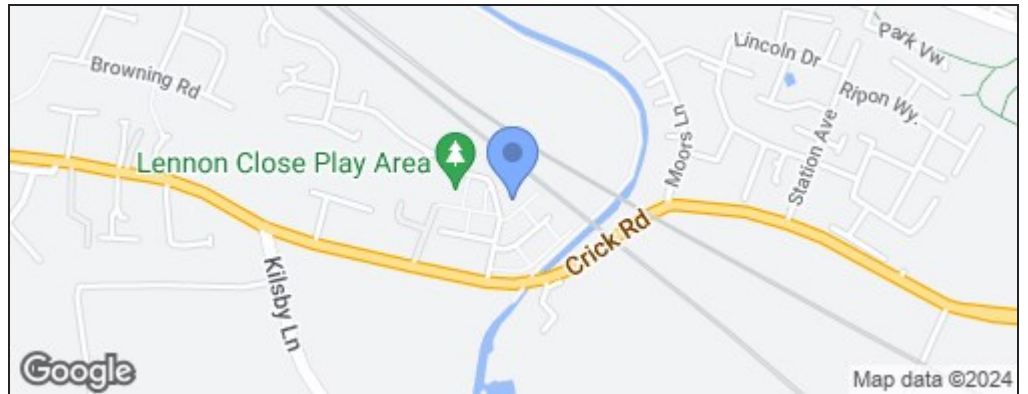


1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(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



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.