

**135 Lower Street
Hillmorton
RUGBY
CV21 4NX**

Guide Price £350,000



- **THREE DOUBLE BEDROOMS**
- **NEWLY REWIRED**
- **NEW SHOWER ROOM**
- **GENEROUS CORNER PLOT**
- **NO ONWARD CHAIN**

- **DETACHED BUNGALOW**
- **NEW FLOORING**
- **FRESHLY REDECORATED**
- **DOUBLE GARAGE**
- **ENERGY EFFICIENCY RATING C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom detached bungalow situated on a generous corner plot in a popular area of Hillmorton. This property has been recently redecorated, rewired, refloored and also has a new bathroom. In brief the accommodation comprises; entrance porch, hallway, lounge, kitchen with utility/conservatory, refitted shower room and three double bedrooms. The property additionally benefits from gas radiator central heating and double glazing. Externally there are low maintenance gardens, off road parking and a detached double garage. Offered with NO ONWARD CHAIN, early viewing is highly recommended.

This property is located with easy access to excellent schooling and a wealth of local amenities, as well as key road links including (M1, M6, A5 and A45).

Accommodation Comprises

Entry via leaded glazed door with side windows into:

Porch

Radiator. Glazed door into:

Hallway

Storage cupboard housing boiler. Radiator. Doors off to lounge, bedrooms, and bathroom.

Lounge

16'8" x 15'5" (5.10m x 4.70m)

Window to front. Radiator.

Kitchen

14'1" x 9'10" (4.30m x 3.00m)

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Electric Oven. Gas hob. Space for a fridge/freezer. Storage cupboard. Radiator. Window to rear. Door to:

Conservatory / Utility

Upvc side door opening to rear garden. Space and plumbing for a washing machine and tumble dryer.

Shower Room

With suite to comprise; double shower cubicle with electric shower, pedestal wash hand basin and low level w.c. Window to rear elevation.

Bedroom One

12'1" x 11'9" (3.70m x 3.60m)

Window to front. Radiator.

Bedroom Two

12'1" x 12'1" (3.70m x 3.70m)

Window to side. Radiator.

Bedroom Three

12'1" x 9'10" (3.70m x 3.00m)

Window to side. Radiator.

Front Garden

Block paved with gravel borders with a variety of plants.

Double Garage

Electric roller door. Power and light connected.

Rear Garden

Block paved with gravel borders. Storage cupboard. Enclosed by timber fencing with gated pedestrian access.

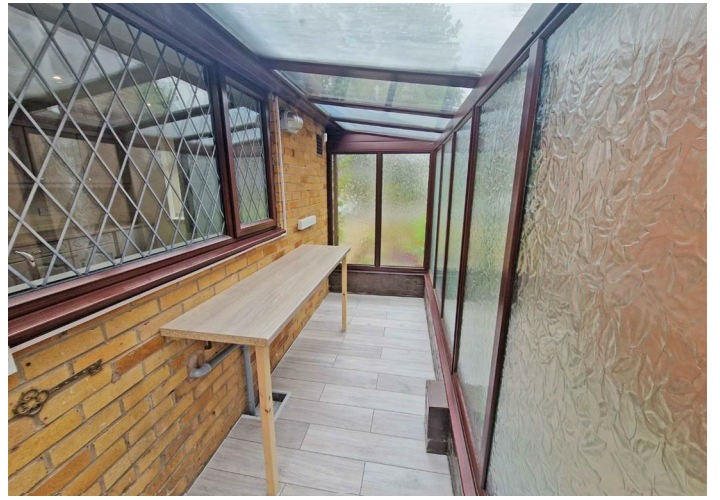
Agents Note

Local Authority: Rugby

Council Tax Band: D

Energy Efficiency Rating: C







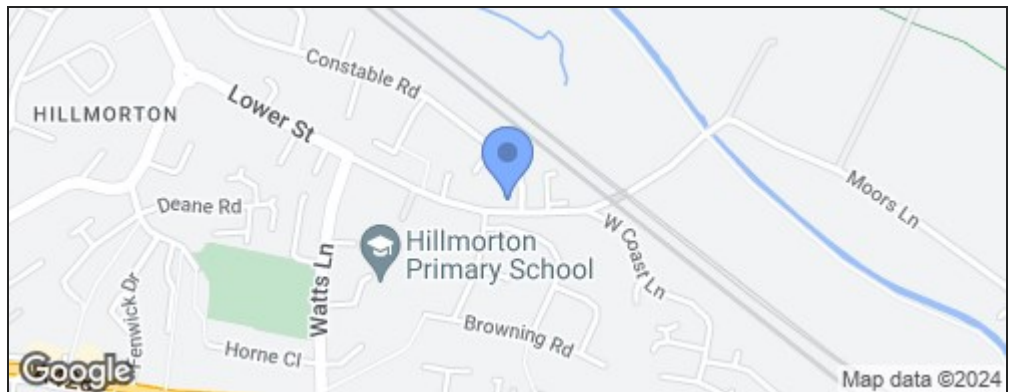
GROUND FLOOR
1116 sq.ft. (103.7 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(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.