

**4 Heyford Leys
Hillside
RUGBY
CV22 5SB**

Guide Price £250,000



- **THREE BEDROOM**
- **REFITTED KITCHEN**
- **FITTED BATHROOM**
- **CUL DE SAC LOCATION**
- **OFF ROAD PARKING FOR TWO VEHICLES**

- **MODERN TERRACED HOME**
- **SPACIOUS LOUNGE**
- **CONSERVATORY**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A stunning three bedroom family home that has been updated by the current owner, located in a quiet cul de sac in the popular residential area of Hillside. In brief the accommodation comprises: Porch, spacious lounge, modern refitted kitchen, conservatory, three bedrooms (two having fitted wardrobes) and a fitted bathroom. The property further benefits from gas central heating, double glazing, off road parking for at least two cars, enclosed rear garden with summer house and a single garage. Conveniently situated for access to local shops including a Sainsbury's superstore and to schooling for all ages, and with easy access to the M1/M6/A5/A14 road and motorway networks.

Early viewing is highly recommended.

Accommodation Comprises

Entry via upvc part glazed front entrance door into:

Porch

7'2" x 3'0" (2.20 x 0.92)

Window to front and side. Cupboard housing gas and electric meters. Ring doorbell. Part obscure glazed upvc door into:

Lounge

14'11" x 14'1" (4.57m x 4.31m)

Upvc double glazed window to front aspect. Feature fireplace with decorative surround and hearth and electric fire. Radiator. Grey laminate floor covering. Stairs rising to first floor. Door to:

Refitted Kitchen

14'11" x 9'6" (4.57m x 2.90m)

A modern kitchen with a range of base and eye level units, breakfast bar, feature lighting, built in wine rack and solid oak work tops. One and a half bowl stainless steel sink and drainer unit with mixer tap over. Built in electric oven with gas hob and extractor hood over. Integrated fridge/freezer. Integrated dishwasher. Space and plumbing for a washing machine. Recessed spotlights. Upvc double glazed window to front and rear aspects. Upvc glazed door to conservatory.

Conservatory

10'7" x 8'9" (3.24m x 2.69m)

Grey laminate floor covering. Wall mounted electric WiFi controlled heater. Upvc double glazed, door opening to rear garden.

First Floor Landing

Newly carpeted, with doors off to bedrooms and bathroom. Access to loft with ladder and lighting.

Bedroom One

10'11" x 8'2" (3.35m x 2.49m)

Upvc double glazed window to front aspect. Radiator. Built in wardrobes with storage above. Further recess storage.

Bedroom Two

9'6" x 8'2" (2.90m x 2.51m)

Upvc double glazed door to front aspect. Radiator. Built in wardrobes with storage above.

Bedroom Three

8'0" x 6'4" (2.44m x 1.95m)

Upvc double glazed window to rear aspect. Radiator.

Bathroom

6'7" x 6'4" (2.03 x 1.94)

With white suite to comprise; panelled bath with Trident electric shower and shower screen over, pedestal wash hand basin and low level w.c. Tiled walls. Vanity cupboard with mirror. Radiator. Airing cupboard housing hot water tank. Vinyl floor covering. Upvc obscure double glazed window to rear aspect.

Front Garden

Mainly laid to block paving providing off road parking for two vehicles.

Rear Garden

Laid to astro turf. With a range of mature shrubs and trees. Summerhouse. Patio area. Storage area/lean to with power and lights connected. Enclosed by timber fencing with gated rear access to garage.

Garage

Located to the rear of the property in a separate block of three.

Agents Note

Local Authority: Rugby

Council Tax Band: B

Energy Efficiency Rating: C

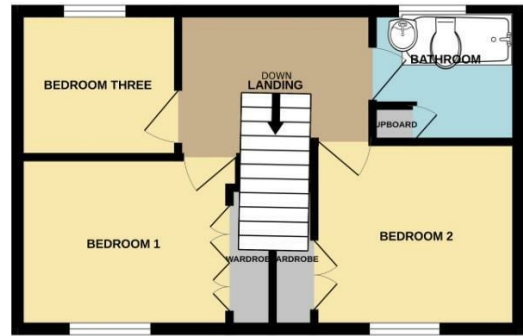




GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



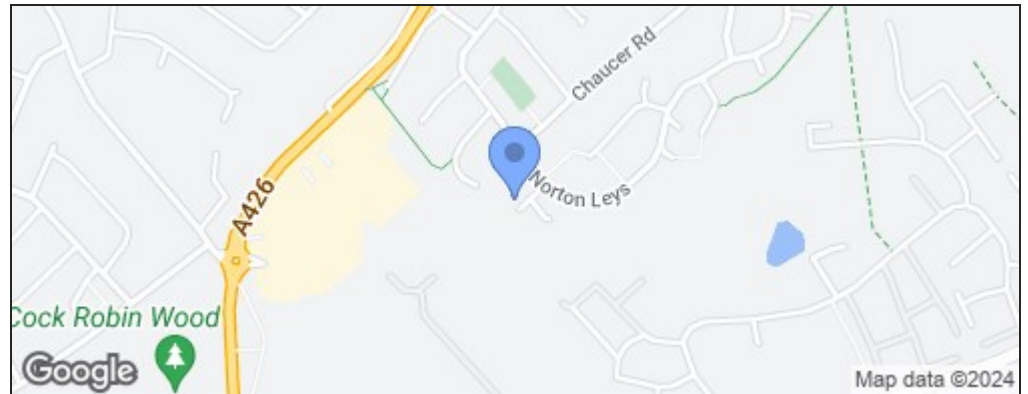
1ST FLOOR
355 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 793 sq.ft. (73.6 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.
Made with Metropix ©2024

| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 87 |
| (81-91) B | | | |
| (69-80) C | | 72 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.