

**14 Ashlawn Road
Hillmorton
RUGBY
CV22 5ES**

Guide Price £185,000



- **TWO DOUBLE BEDROOM**
- **NO ONWARD CHAIN**
- **FITTED KITCHEN**
- **FIRST FLOOR BATHROOM**
- **POPULAR LOCATION**

- **TRADITIONAL MID TERRACE**
- **LOUNGE AND DINING ROOM**
- **GROUND FLOOR W.C.**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A two bedroom mid terrace victorian property located in the popular area of hillmorton. In brief the accommodation comprises; lounge/diner, fitted kitchen, ground floor w.c., two double bedrooms, and fitted bathroom. Externally there is an enclosed rear garden. This property also benefits from gas radiator heating and upvc double glazing. Offered with NO ONWARD CHAIN. Ideally located for access to a variety of shops and well regarded schools including Paddox Primary School and Ashlawn High School. Transport links include regular bus routes, easy access to the region's central motorway networks and only five minute drive to Rugby Railway Station which operates mainline services to London Euston and Birmingham New Street in approximately 50 and 30 minutes respectively making this ideal for commuters.

Accommodation Comprises

Entry via hardwood door into:

Lounge

12'4" max x 12'11" (3.78 max x 3.95)

Upvc double glazed bay window to front. Laminate flooring and carpet. Radiator. Fireplace with electric fire. Archway through to dining room.

Dining Area

13'4" x 13'3" (4.07 x 4.06)

Upvc double glazed window to rear. Laminate flooring. Stairs rising to first floor. Radiator. Upvc double glazed window to rear. Opening through to:

Kitchen

13'7" x 6'4" (4.16 x 1.95)

Fitted with a range of base and eye level units. Quartz work surface space incorporating a one and a half bowl stainless steel sink with mixer tap over. Space for a cooker. Space and plumbing for a washing machine. Space for a fridge/freezer. Spotlights. Vinyl flooring. Radiator. Upvc double glazed window to side aspect. Door to rear garden. Door off to:

Ground Floor W.C.

6'4" x 2'1" (1.95 x 0.65)

With high gloss low level w.c. and corner wash hand basin with tiled splash back. Radiator. Vinyl flooring. Frosted upvc double glazed window window to side elevation.

First Floor Landing

Radiator. Doors off to bedrooms and bathroom.

Bedroom One

11'10" max x 10'5" (3.63 max x 3.18)

Upvc double glazed window to front aspect. Radiator.

Bedroom Two

10'3" x 9'2" (3.13 x 2.81)

Upvc double glazed window to rear aspect. Radiator. Over stairs storage cupboard.

Bathroom

10'5" max x 6'4" (3.18 max x 1.95)

With suite to comprise bath with mixer shower over, wash hand basin with storage beneath, low level w.c. Radiator. Tiled flooring. Tiled splash areas. Spotlights. Airing cupboard housing boiler. Frosted upvc double glazed window to rear aspect.

Front Garden

Pathway to entrance. Area laid to chippings. Shrubs.

Rear Garden

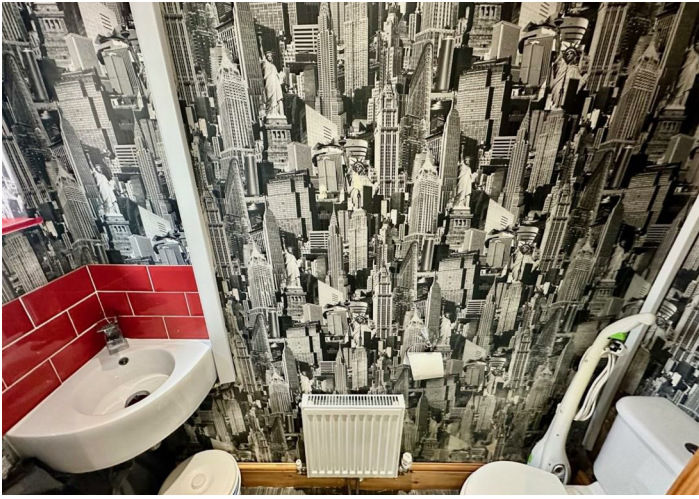
Courtyard area laid to bricks. Side pedestrian access. Area laid to lawn. Decking area. Cold water tap. Timber fencing to boundaries.

Agents Note

Local Authority: Rugby

Council Tax Band: A

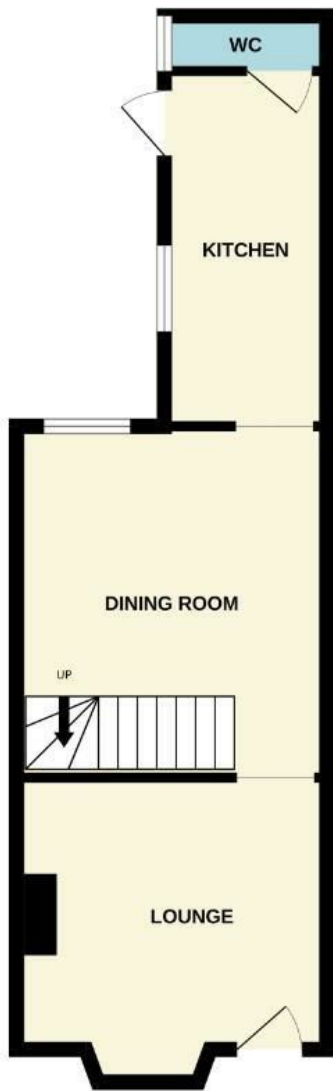
Energy Efficiency Rating: D





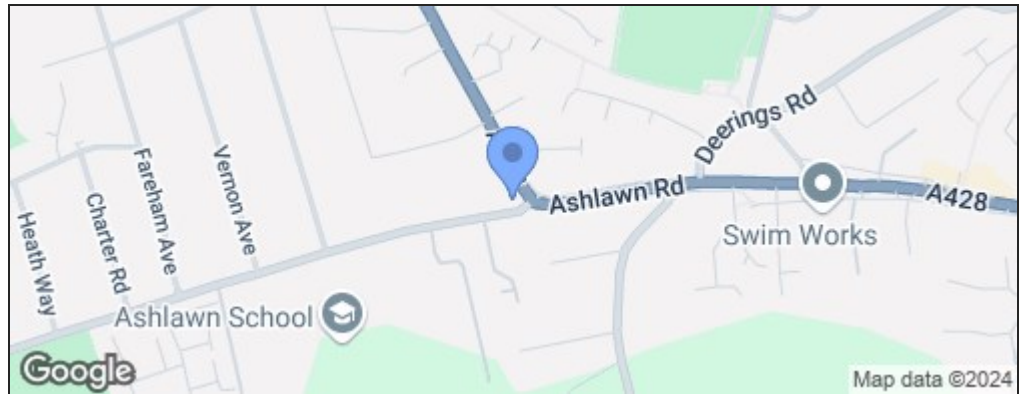
GROUND FLOOR

FIRST FLOOR



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		80



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.