

**10 Beech Court
Hillmorton
RUGBY
CV22 5AX**

Guide Price £175,000



- **TWO BEDROOM**
- **OFF ROAD PARKING AND GARAGE**
- **OPEN PLAN LOUNGE / KITCHEN**
- **ELECTRIC HEATING**
- **POPULAR LOCATION**

- **THREE STOREY TERRACE**
- **UTILITY ROOM**
- **UPVC DOUBLE GLAZING**
- **NO ONWARD CHAIN**
- **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 modern terrace property situated in Hillmorton and offered with NO ONWARD CHAIN. The accommodation is set over three floors and briefly comprises; entrance hall, utility room, and garage to the ground floor. Open plan kitchen and lounge to the first floor. Two bedrooms and a bathroom to the second floor. Externally there is off road parking for one vehicle at the front of the property. Upvc double glazing and electric heating.

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.

Accommodation Comprises

Entry via upvc obscure glazed door into:

Entrance Hall

Stairs rising to first floor. Wood laminate flooring. Storage heater. Personal door to garage.

Utility Room

6'7" x 5'5" (2.03 x 1.67)

Space and plumbing for a washing machine. Space for a tumble dryer. Space for further white goods. Shelving.

First Floor

Stairs rising to second floor. Door to lounge.

Lounge Area

17'1" max x 11'7" (5.23 max x 3.55)

Wood laminate flooring. Window to front aspect. Storage heater. Archway through to:

Kitchen

9'6" x 5'3" (2.90 x 1.61)

Fitted with a range of base and eye level units with wood effect work surfaces. One and a half bowl stainless steel sink and drainer unit. Built in electric oven and ceramic hob. Half tiled walls.

Second Floor Landing

Access to loft space. Doors off to bedrooms and bathroom.

Bedroom One

11'9" x 10'10" max (3.60 x 3.31 max)

Window to front aspect. Recessed storage area.

Bedroom Two

8'3" x 5'10" (2.52 x 1.798)

Two skylight windows. Radiator. Airing cupboard.

Bathroom

5'10" x 5'5" (1.79 x 1.66)

A modern suite to comprise a vanity unit with wash hand basin, low level w.c. and bath with electric shower over and tiling. Chrome ladder radiator. Two skylight windows Vinyl floor covering.

Front Garden

Pathway to entrance. Off road parking for one vehicle giving access to garage.

Garage

17'0" x 8'4" (5.20 x 2.56)

With up and over style door. Power and lighting. Door to utility room.

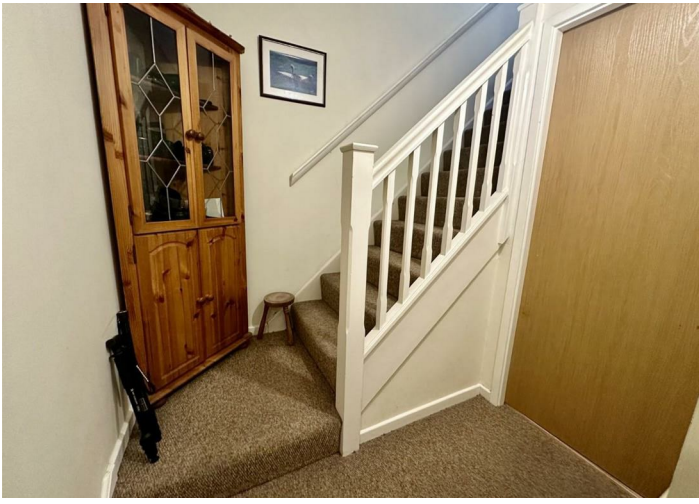
Agents Note

Local Authority: Rugby

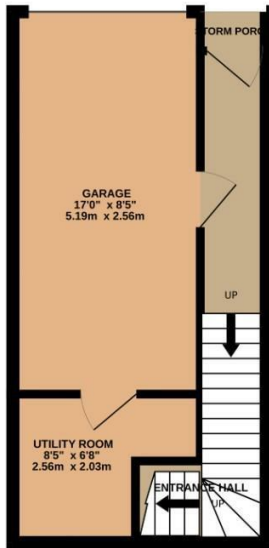
Council Tax Band: B

Energy Efficiency Rating: D

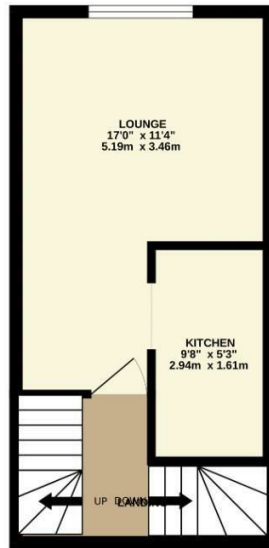
There is a charge of approximately £1300 per annum for upkeep of the communal gardens.



GROUND FLOOR
269 sq.ft. (24.9 sq.m.) approx.



1ST FLOOR
269 sq.ft. (24.9 sq.m.) approx.

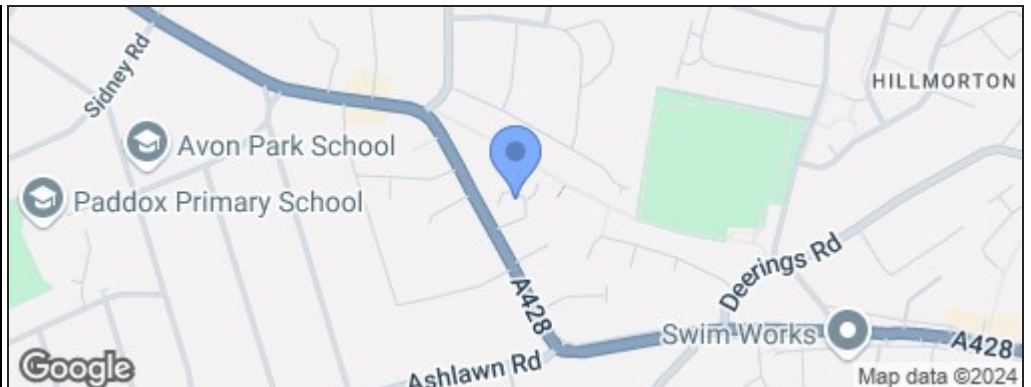


2ND FLOOR
269 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.8 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			
(81-91) B			85
(69-80) C			
(55-68) D		57	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.