

**59 Vernon Avenue
Hillmorton
RUGBY
CV22 5HP**

Guide Price £350,000



- **THREE BEDROOM TERRACE**
- **GROUND FLOOR SHOWER ROOM**
- **ENCLOSED REAR GARDEN**
- **UPVC DOUBLE GLAZING**
- **POPULAR LOCATION**

- **MODERN OPEN PLAN KITCHEN**
- **FIRST FLOOR BATHROOM**
- **OFF ROAD PARKING**
- **GAS RADIATOR CENTRAL HEATING**
- **ENERGY EFFICIENCY RATING C**

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A stunning modernised three bedroom terraced home located in the ever popular area of Hillmorton. In brief the accommodation comprises; porch, entrance hall, lounge, modern open plan kitchen/dining/sitting room, refitted ground floor shower room, first floor bathroom and three bedrooms. The bifold doors open up to the enclosed rear garden. The property additionally benefits from gas radiator central heating, upvc double glazing and off road parking for two cars. Access to the rear via double gates.

Hillmorton has local amenities including supermarkets, a variety of take-aways, beauticians, hairdressers, public houses and independent retailers. Primary schooling is available at The Paddox, Abbots Farm, and Eastlands, with secondary schooling at Ashlawn, all of which are within walking distance. Further schooling is available in Rugby, including Rugby High School for Girls and Lawrence Sheriff. Rugby itself has a variety of shopping experiences with out of town shopping, a selection of High Street stores and an independent shopping area offering a range of individual outlets. Rugby town also benefits from a large selection of bars, restaurants, and coffee shops, as well as leisure facilities and public parks. Rugby Station offers a frequent rail service with trains to London Euston and Birmingham.

Accommodation Comprises

Entry via obscure glazed composite door into:

Entrance Porch

Two obscure double glazed windows to front aspect. LVT flooring. Glazed timber door into:

Hallway

Stairs rising to first floor. LVT flooring. Radiator. Gas meter. Understairs cupboard, housing the electric metre. Doors off to lounge, sitting room and shower room.

Lounge

12'5" x 12'5" (3.81m x 3.80m)

Bay window to front aspect. Radiator. Feature stone fireplace with gas fire. Coving to ceiling.

Open Plan Kitchen/Diner/Sitting Room

Sitting Room Area

12'1" x 11'1" (3.70m x 3.40m)

Feature fireplace with timber surround and slate hearth. LVT flooring. Coving to ceiling.

Kitchen / Dining Area

18'0" x 12'5" (5.50m x 3.80m)

Fitted with a range of modern John Nichols base and eye level units with roll top work surface space and stainless steel effect splash backs. One and a half bowl stainless steel sink unit with mixer tap over. Stainless steel gas hob, stainless steel splashback with extractor over. Built in Neff electric oven and combi oven. Built in fridge/freezer. Built in dishwasher. Radiator. Bifolding doors opening out to rear patio. Window to rear aspect. Three skylight windows.

Refitted Ground Floor Shower Room

Double shower with aqua boarding. Spotlights. High gloss w.c. Corner wash hand basin with storage cupboard beneath. Radiator. Extractor fan. Vinyl floor covering.

First Floor Landing

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

Bedroom One

12'1" x 11'6" (3.70m x 3.51m)

Window to rear aspect. Built in Howdens wardrobes. Worcester combination boiler. Laminate flooring. Storage cupboard.

Bedroom Two

12'5" x 11'6" (3.81m x 3.51m)

Bay window to front aspect. Radiator. Coving to ceiling. Wardrobe space.

Bedroom Three

7'6" x 6'5" (2.30m x 1.98m)

Window to front aspect. Coving to ceiling.

Family Bathroom

Panelled bath with mixer shower and shower screen. Low level w.c. Wall mounted wash hand basin with mixer tap. Vinyl floor covering. Radiator. Spotlights. Obscure glazed window to rear.

Front Garden

Block paved providing off road parking for two cars. Further double gates leading to potential further parking area. Planted borders.

Rear Garden

Approximately 80ft long. Mainly laid to lawn. Tiled patio with barbeque area. Variety of plants and shrubs. Feature pond. Large Shed. Enclosed by timber fencing. External tap. Hard standing for potential double garage or parking.

Agents Note

Local Authority: Rugby

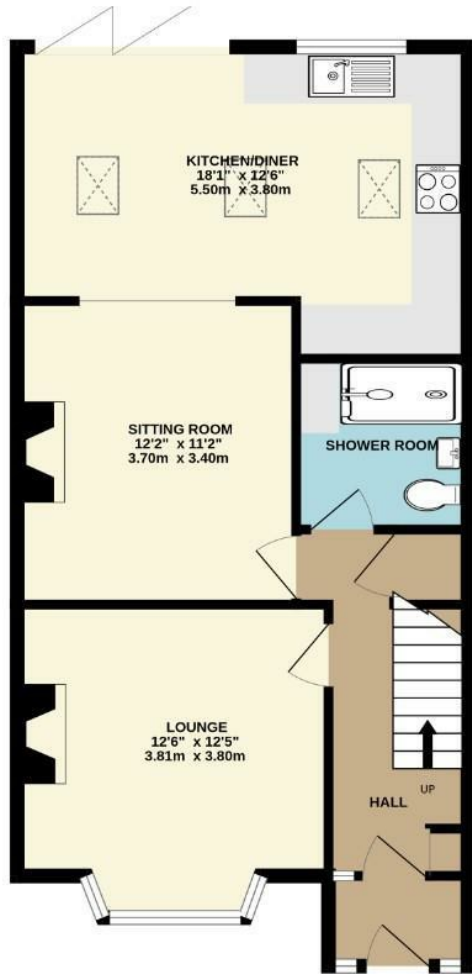
Council Tax Band: C

Energy Efficiency Rating: C

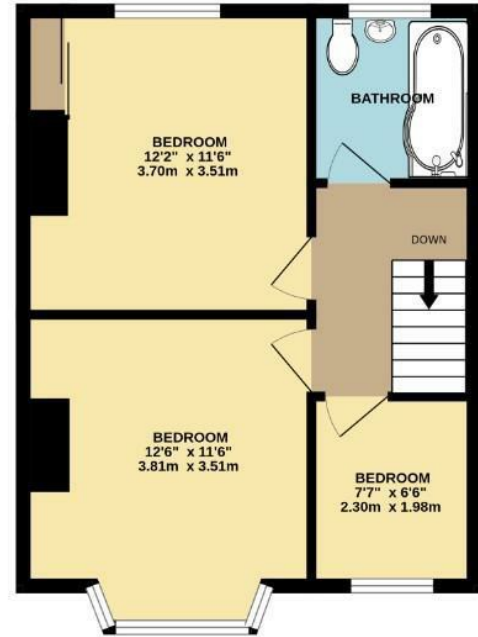




GROUND FLOOR
615 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 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			88
(81-91) B		73	
(69-80) C			
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.