

**48 Hill Crescent
Stretton On Dunsmore
RUGBY
CV23 9NF**

£220,000



- **ONE BEDROOM (ORIGINALLY TWO)**
- **EV CAR CHARGER**
- **DOUBLE GLAZING**
- **SINGLE GARAGE**

- **SEMI DETACHED BUNGALOW**
- **CUL DE SAC LOCATION**
- **ELECTRIC HEATING**
- **ENERGY EFFICIENCY RATING E**

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



PERSONAL • PROFESSIONAL • PROACTIVE

An extended one bedroom semi detached bungalow located in a cul de sac in the village of Stretton On Dunsmore. (Originally a two bedroom property this property could easily be converted back.) Benefitting from; double glazing, storage heating (electric Smart meter fitted by Octopus), fitted kitchen, bathroom and a double bedroom. Located on a corner plot with gardens to front, side and rear. There is also a single garage.

Village amenities include; Brookside Doctors Surgery, a local store and post office, and the Black Dog Public House. Primary schooling is available in the village at the Knightlow C of E school. There is also an excellent variety of secondary schooling in nearby Coventry, Warwick, Rugby and Leamington Spa. Co-op local stores can be found in the close by villages of Ryton on Dunsmore and Wolston.

Accommodation Comprises

Entry via double glazed entrance doors into:

Entrance Hall

Storage cupboard. Loft hatch with ladder. Doors off to all rooms.

Lounge / Diner

21'11" x 11'9" (6.70m x 3.60m)

Two double glazed windows to front aspect. Storage heater. Wood burning stove.

Kitchen

15'8" x 10'9" (4.78m x 3.30m)

Fitted with a range of base and eye level units. Work surface space incorporating a sink unit. Storage cupboard. Double glazed window to side. Double glazed patio doors opening to rear garden.

Bedroom

17'0" x 11'1" (5.20m x 3.40m)

Double glazed window to rear aspect.

Bathroom

With suite to comprise; panelled bath with shower over, wash hand basin, and low flush w.c. Skylight window.

Externally

Gardens to front and side. Enclose rear garden with brick built shed, lawned area and fencing to side.

Single Garage

In a separate block (No.33)

Agents Note

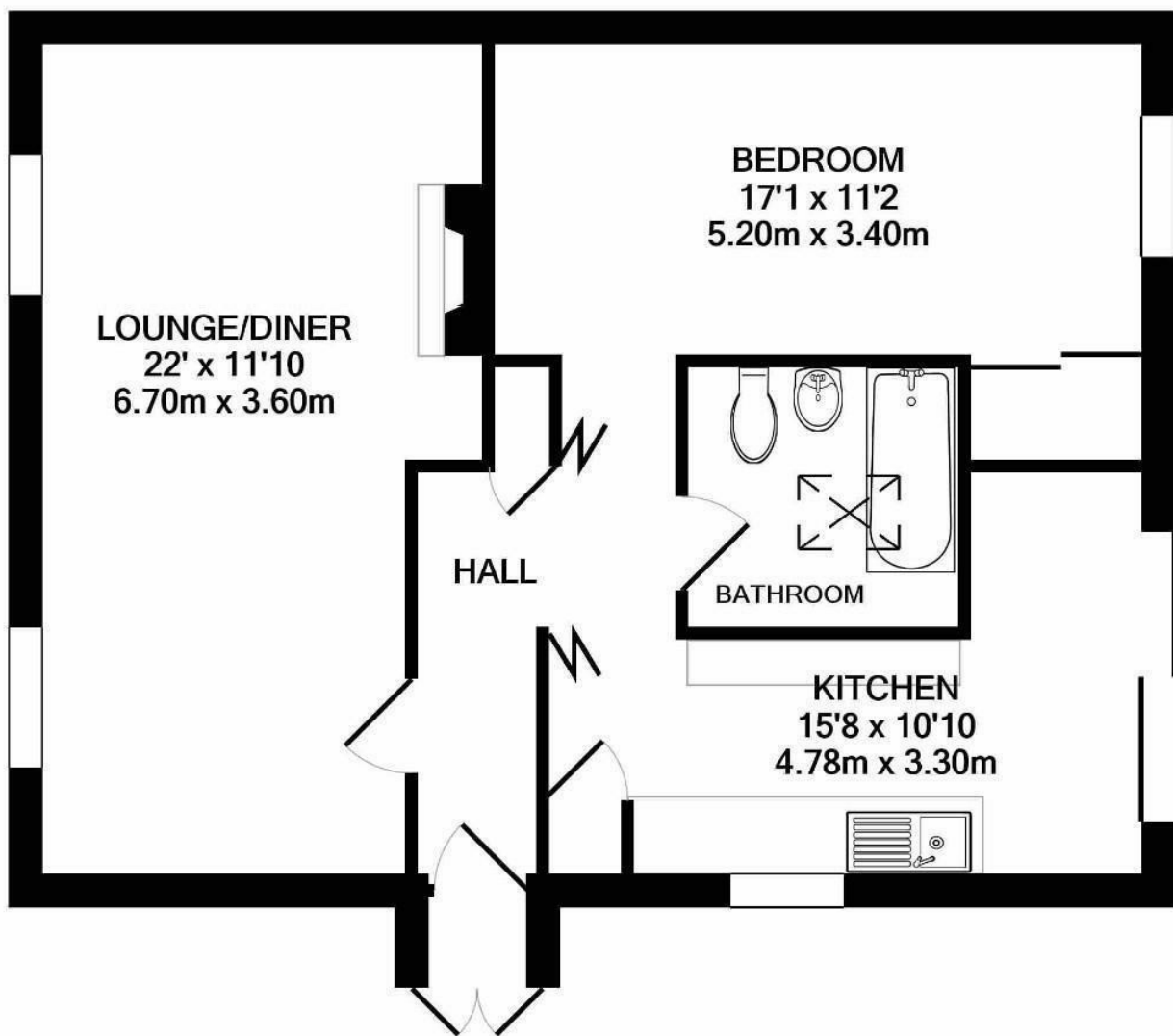
Local Authority: Rugby

Council Tax Band: C

Energy Efficiency Rating: E

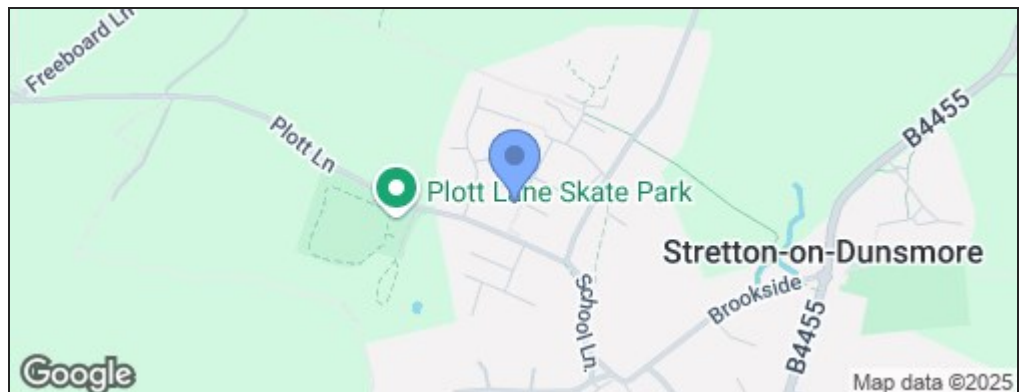






TOTAL APPROX. FLOOR AREA 643 SQ.FT. (59.7 SQ.M.)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - 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.