54 Coton Road Hillmorton RUGBY CV21 4LU

Guide Price £200,000











- THREE BEDROOM
- LOUNGE / DINING ROOM
- FIRST FLOOR SHOWER ROOM
- SUBSTANTIAL REAR GARDEN

- MID TERRACE
- NO ONWARD CHAIN
- DOUBLE GLAZING
- ENERGY EFFICIENCY RATING D

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A three bedroom mid terrace property set in a popular location in Hillmorton. In brief the accommodation comprises; entrance hall, lounge, dining room, fitted kitchen, three bedrooms and a shower room. Externally there are front and rear gardens. This property also benefits from upvc double glazing and gas radiator heating. The property is offered with no onward chain.

Located in the ever popular area of Hillmorton with easy access to excellent schooling and a wealth of local amenities, as well as key road links including (M1, M6, A5 and A45). It is only a short drive to Rugby town centre and the railway station (where regular connections are provided to London Euston, Birmingham and Crewe).

Accommodation Comprises

Entry via glazed door into:

Entrance Hallway

Stairs rising to first floor. Glazed door into lounge/dining room.

Lounge Area

13'5" x 11'9" (4.11m x 3.60m)

Window to front. Radiator. Gas fire with surround. Archway through to:

Dining Area

10'6" x 8'6" (3.21m x 2.60m)

French doors opening to rear garden. Radiator. Door to:

Kitchen

10'5" x 8'2" (3.20m x 2.50m)

Fitted with a range of base and eye level units. Work surface space incorporating a stainless steel sink and drainer with mixer tap over. Electric hob with extractor over. Electric oven. Space and plumbing for a washing machine. Space for a fridge/freezer. Radiator. Opening to under stairs storage. Window overlooking rear garden. Door to garden.

Outside W.C.

With high level w.c. Window to side elevation.

First Floor Landing

Access to loft space. Airing cupboard housing boiler. Doors off to bedrooms and bathroom.

Bedroom One

10'9" x 8'6" (3.30m x 2.60m)

Window to rear. Radiator. Built in wardrobes to one wall.

Bedroom Two

12'5" x 11'9" (3.81m x 3.60m)

Window to front. Radiator. Built in cupboard.

Bedroom Three

9'6" x 8'2" (2.90m x 2.50m)

Window to front. Radiator. Over stairs built in wardrobe.

Bathroom

With suite to comprise; wash hand basin, low level w.c. and quadrant shower cubicle. Extractor fan. Heated towel rail.

Front Garden

Pathway and ramp leading to front entrance door. Area laid to stones with inset decorative paving.

Rear Garden

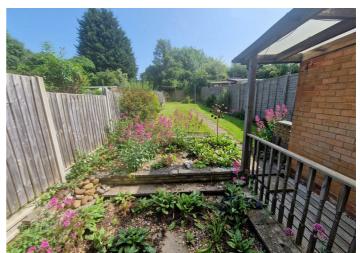
Mainly laid to lawn with pathway and shrub borders. Covered decked area leading to outside w.c. and two storage sheds. Enclosed by timber fencing. Gated side access.

Agents Note

Council Tax Band: B

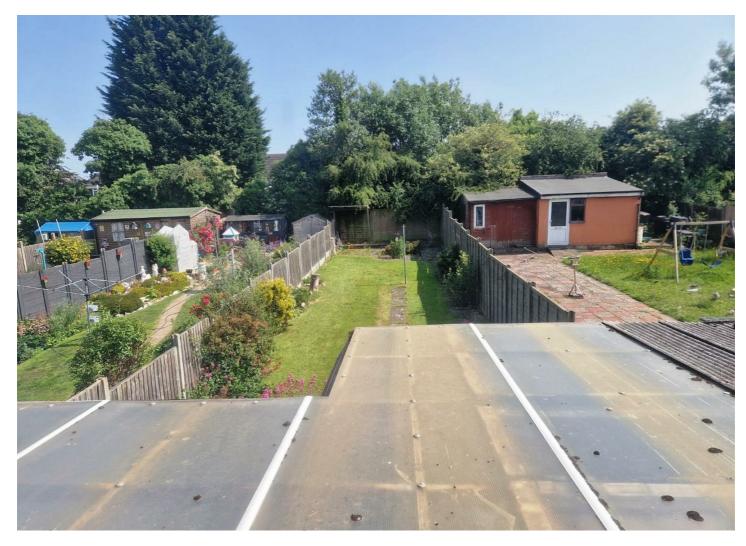
Energy Efficiency Rating: D





















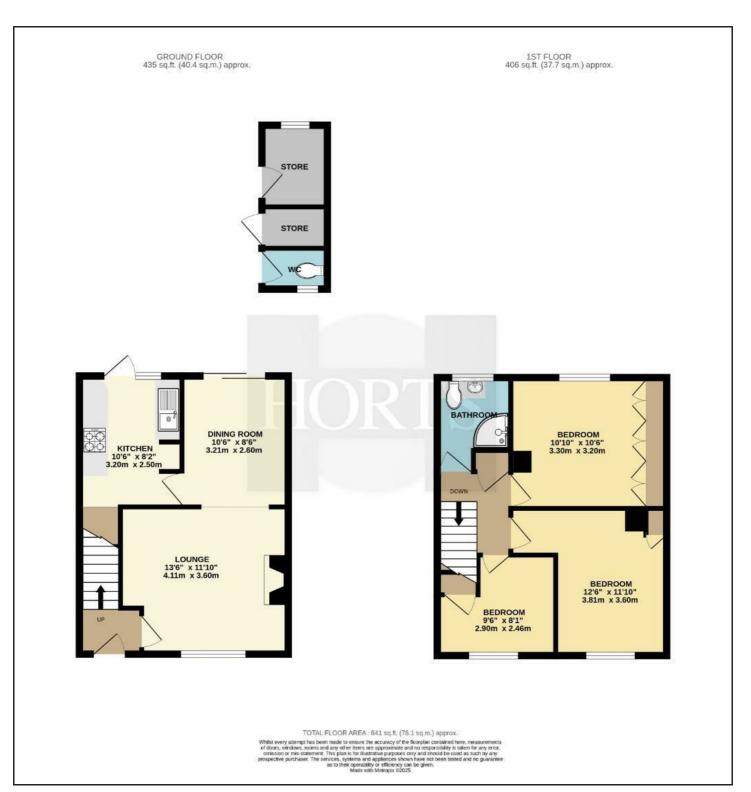


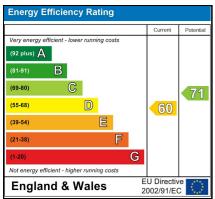














Disclaimer

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.