

**22 Richmond Road
Hillmorton
RUGBY
CV21 3AB**

£1,295 PCM



- **THREE BEDROOM**
- **AVAILABLE MID AUGUST**
- **GROUND FLOOR SHOWER ROOM**
- **TWO RECEPTION ROOMS**
- **ENCLOSED REAR GARDEN**

- **EXTENDED SEMI DETACHED**
- **UNFURNISHED**
- **FIRST FLOOR BATHROOM**
- **GARAGE AND PARKING**
- **ENERGY EFFICIENCY RATING D**

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



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****AVAILABLE MID AUGUST**** A mature extended three bedroom semi detached property that benefits from a downstairs shower room, three bedrooms and a family bathroom to the first floor, family room to the front, lounge/dining room, sunroom, off road parking to the front and a garage accessed by a rear access road. Situated in the ever popular residential area of Hillmorton, close to local amenities, schools for all ages and recreational facilities whilst still being within easy reach of Rugby town centre and Rugby railway station. ****UNFURNISHED**** Sorry, No Pets.

Accommodation Comprises

Entry via partly glazed hardwood door into:

Entrance Hall

Stairs rising to first floor landing. Understairs storage cupboard. Dado rail. Window to side aspect. Doors off to

Family Room

11'3" x 10'10" (3.43m x 3.31m)

Bay window to front aspect. Radiator.

Lounge / Dining Room

21'9" x 10'4" max (6.63m x 3.17 max)

Feature fireplace with living flame gas fire. Two radiators. Service hatch to kitchen. Sliding patio doors to:

Sunroom

11'3" x 8'9" (3.45m x 2.69m)

Of brick and glass construction. Fully glazed upvc twin doors to rear garden. Further windows to side aspect. Tiled floor.

Kitchen

18'5" x 5'11" (5.63m x 1.81m)

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink unit. Electric cooker. Fitted fridge. Fitted washing machine. Wall mounted central heating boiling. Window to side aspect. Wood laminate floor covering. Radiator.

Rear Lobby

Double glazed upvc door to side. Door to:

Wet Room

Walk in electric shower, wall mounted wash hand basin and low level w.c. Radiator. Extractor fan. Frosted window to side aspect.

First Floor Landing

Window to side aspect. Overstairs storage cupboard.

Bedroom One

11'7" x 10'7" (3.55m x 3.24m)

Window to front aspect. Radiator. Built in wardrobes with central bed cavity.

Bedroom Two

12'0" x 9'2" (3.66m x 2.81m)

Window to rear aspect. Radiator. Cupboards/wardrobes to alcoves.

Bedroom Three

8'6" x 6'0" (2.60m x 1.84m)

Window to rear aspect. Radiator.

Bathroom

With suite to comprise; panel bath with mixer shower and shower curtain, pedestal wash hand basin and low level w.c. Radiator. Tiling to walls. Frosted window to side elevation. Porthole window to front.

Front Garden

Tarmac driveway providing off road parking for two vehicles. Pathway to entrance.

Rear Garden

Mainly laid to lawn with patio area and pathway leading to rear. Flower and shrub borders. Timber shed. External lighting. Cold water tap. Timber fencing to boundaries. Service door to garage.

Garage

With up and over style door. Service door to garden. No power connected.

Agents Note

Deposit: £1494.23

Length Of Tenancy: 6 Months

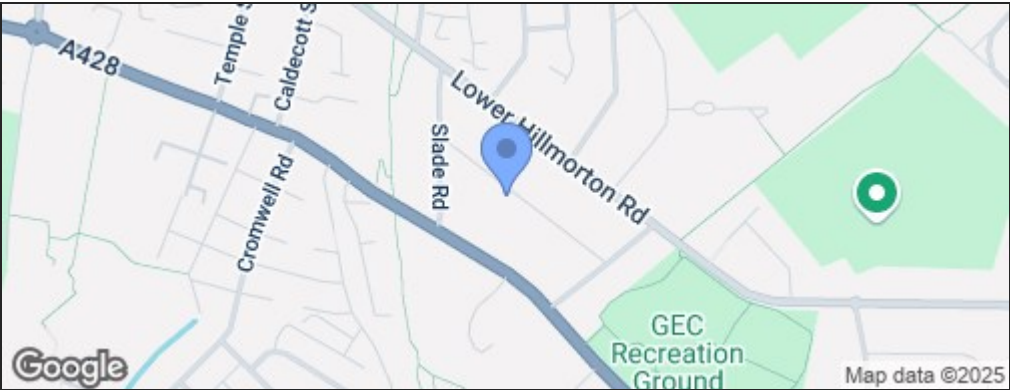
Council Tax Band: C

Energy Efficiency Rating: D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		85
(81-91) B		
(69-80) C		67
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.