

Crick Road, Hillmorton Rugby CV21 4DY



welcome to

Crick Road, Hillmorton Rugby

Shipways will be conducting an open house event on this property and viewings are arranged by appointment only, please call today to avoid missing out on this fantastic detached bungalow.

Agent Note

The Council Tax Band is E.

Lounge

10' 4" x 20' 1" (3.15m x 6.12m)
Patio doors to garden, electric fire, radiator.

Kitchen

14' 2" x 6' 6" (4.32m x 1.98m)
Double glazed window, top and bottom wall units, radiator, door leading to utility, built in gas hob and extractor, built in double oven.

Utility Room

9' 6" x 5' (2.90m x 1.52m) Sink and cupboard space.

Bedroom One

10' 7" x 12' 3" ($3.23m \times 3.73m$) Double glazed window, two radiators.

Dining Room

10' 4" x 12' 3" (3.15m x 3.73m) Double glazed window, radiator.

Bedroom Three

9' 2" x 8' 3" ($2.79 \mathrm{m}$ x $2.51 \mathrm{m}$) Double glazed window, radiator, built in wardrobe space.

Bathroom

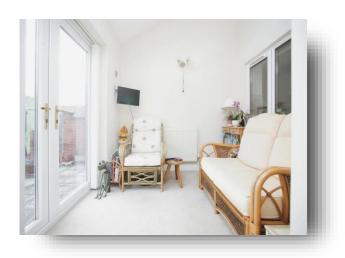
Bath tub, shower, toilet, vanity sink, double glazed window, radiator.

Rear Garden

Small summer house, shed, paved garden, maintained shrubs.













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- DETACHED BUNGALOW.
- LARGE DRIVEWAY.
- THREE DOUBLE BEDROOMS.
- EXTENDED LOUNGE AREA.
- SUN ROOM.

Tenure: Freehold EPC Rating: C

offers over

£365,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: RGY107632 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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