



**EDWARD KNIGHT**  
ESTATE AGENTS

15 SLADE ROAD, RUGBY, CV21 3AD

OFFERS OVER £210,000





### SUMMARY

**\*\*Cash Buyers\*\*** Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £210,000

Offered to the market with No Upward Chain this interesting Detached property is located within walking distance of Hillmorton, the Town Centre and the Railway Station. In need of modernisation throughout the individual accommodation comprises : Hallway, Living Room, Dining Room, Kitchen, Two good size double bedrooms and an additional small room (which could be enlarged by moving an internal wall), Upstairs Bathroom, Gated front garden with parking and a private rear garden.

### AUCTION

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.



A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

## LOCATION

Hillmorton boasts a range of amenities and shops to include a hotel, public houses, post office, supermarkets, hardware store, beauticians, hairdressers, veterinary, and a range of eateries and bespoke stores.

Schooling options include Eastlands Primary School, Abbots Farm Schools plus Paddox Primary School. The world famous Rugby School is also a short walk away as is Lawence Sheriff Grammar School. Additionally this property is walking distance to the mainline Railway Station.

## HALL

Original wooden front door with stained glass inserts and equivalent glazed panels above plus to the sides. Radiator. Stairs to first floor. Door into Living Room, Door into Dining Room. Small understairs cupboard.

## LIVING ROOM

14' 2" into bay x 12' 2" plus alcoves (4.32m x 3.71m) Wooden walk-in bay window to the front with original stained glass decorative panels across the top. Radiator. Wall mounted gas fire. Coving.

## DINING ROOM

12' 8" x 11' 2" + alcoves (3.86m x 3.4m) Double glazed door to garden and window to the side. Radiator. Door into Kitchen. Gas fire.

## KITCHEN

12' 0" x 7' 8" (3.66m x 2.34m) Double glazed window onto garden. Wooden door to the side. Range of base level units with



work surface over. Sink with drainer. Space for cooker. Space for fridge/freezer. Tiling to splashbacks. Radiator.

## LANDING

Wooden window to the side. Loft access hatch. Doors off to bedrooms, bathroom and walk-in cupboard.

## BEDROOM ONE

12' 8" x 12' 1" (3.86m x 3.68m) Windows to the front and rear. Radiator. Built in







bedroom furniture.

#### **BEDROOM TWO**

12' 4" max x 8' 9" (3.76m x 2.67m)

Wooden window to the rear. Radiator. Corner cupboard housing combi-boiler. Picture rail.

#### **STORAGE ROOM/OFFICE**

6' 1" x 3' 8" (1.85m x 1.12m)

Window to the side aspect. Has the potential to knock through into 1 of the other bedrooms to create a single bedroom.

#### **BATHROOM**

Window to the front aspect. Panelled bath. Low flush WC. Pedestal wash hand basin. Heated towel rail.

#### **FRONTAGE**

Enclosed by timber fencing and low level-hedging plus metal gates. Small lawned area plus space for parking 1 car. Wooden gate into garden.

#### **REAR GARDEN**

Good size private garden enclosed by a mixture of fencing and hedging. Initial patio wraps down the side of the house with covered pergola style structure and climbing plants. Majority of the garden is lawned with borders. Shed at the back of the garden.

**Ground Floor**

Approx. 47.5 sq. metres (511.0 sq. feet)



**First Floor**

Approx. 38.3 sq. metres (411.9 sq. feet)



Total area: approx. 85.7 sq. metres (922.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	