



The Kent, Rugby, Warwickshire
Price Guide £220,000

crowhurst
gale



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Crowhurst Gale Estate Agents are pleased to present this three bedroom semi-detached property in the heart of Hillmorton. The property offers a spacious lounge/dining room, fitted kitchen/diner, downstairs WC, three well proportioned bedrooms, large shower room, double glazing, front and rear gardens, rear off-road parking and garage and the property is vacant with no onward chain.

Hallway 6'2" x 7'10" (1.88 x 2.41)

Enter via glazed door

Guest WC

WC with washbasin. Window to front aspect.

Lounge 16'10" x 11'5" (5.15 x 3.49)

Sliding patio doors to the rear patio and garden.

Kitchen/Dining Room 20'5" x 8'3" (6.24 x 2.53)

Fitted kitchen with windows to rear and side aspects. Door to side access.

First Floor Landing

Window to front aspect.



Shower Room 5'11" x 6'5" (1.82 x 1.96)

Shower, WC and wash basin. Opaque window to side aspect.

Bedroom One 10'11" x 10'9" (3.33 x 3.29)

Window to front aspect.

Bedroom Two 10'9" x 12'4" (3.28 x 3.76)

Window to rear aspect.

Bedroom Three 9'2" x 8'10" (2.81 x 2.71)

Wardrobes. Window to rear aspect.

Single Garage

Garage with off road parking. Access gained via service road.

Gardens To Front And Rear**Market Appraisal**

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

Mortgage Services

Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

Tax Band

Tax Band: c

Local Authority

Rugby Borough Council

Tenure

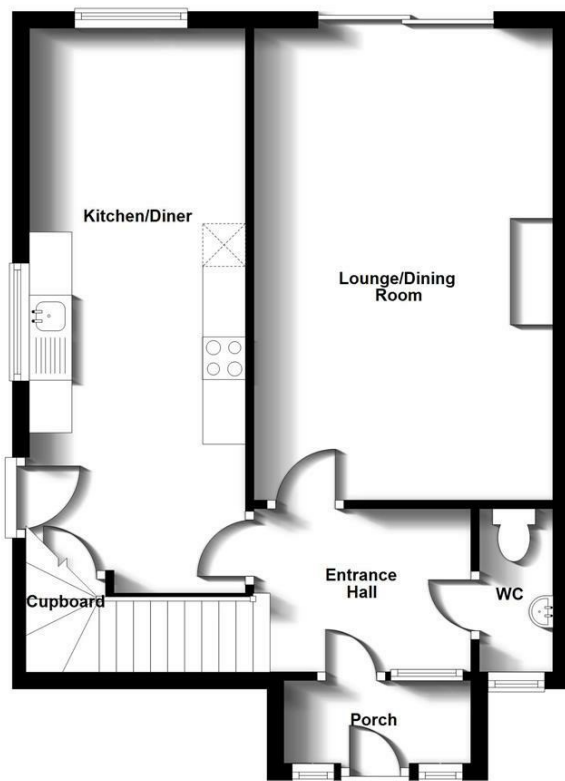
Freehold

Viewing

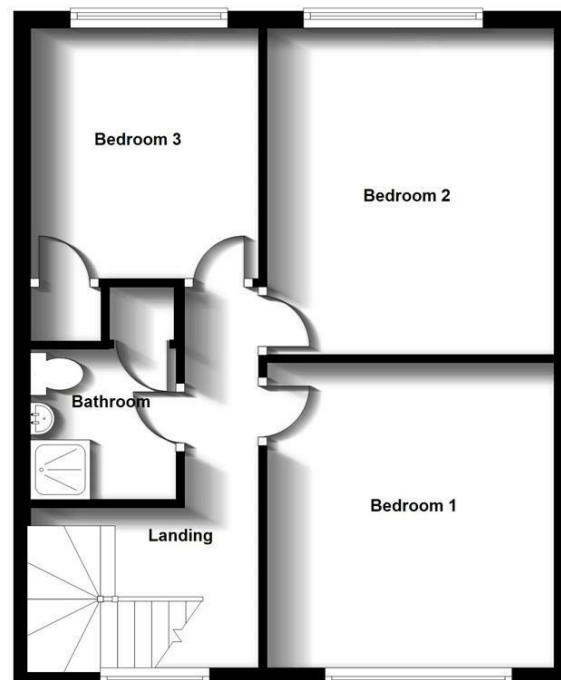
By appointment only through Crowhurst Gale Estate Agents
01788 522266



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	82

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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