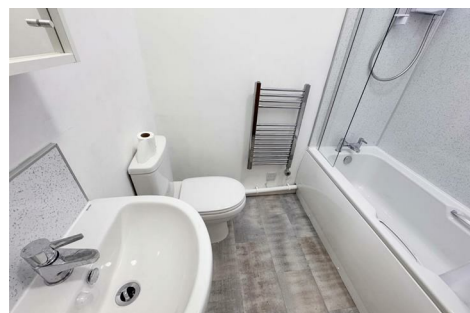


**25 Beech Court
Hillmorton
RUGBY
CV22 5AX**

£850 Per Month



- **TWO BEDROOM**
- **AVAILABLE MID JULY**
- **GARAGE AND PARKING**
- **NEWLY FITTED BATHROOM**
- **LOUNGE / DINING ROOM**

- **MID TERRACE**
- **UNFURNISHED**
- **NEWLY FITTED KITCHEN**
- **UTILITY ROOM**
- **ENERGY EFFICIENCY RATING D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

**** AVAILABLE MID JULY**** This two-bedroom mid-terrace home located in a popular area of Hillmorton close to a variety of amenities. In brief, the accommodation comprises: an entrance hall, a garage, and a utility room on the ground floor. On the first floor there is a lounge and kitchen, and on the second floor there are two bedrooms and a bathroom. Externally, there is off road parking for one vehicle. ****UNFURNISHED****

Accommodation Comprises

Entry via part glazed upvc door into:

Entrance Hall

Electric panel heater. Vinyl floor covering. Stairs rising to first floor. Access to garage.

Garage

With up and over door. Power and light connected. Door to utility room.

Utility Room

5'6" x 6'9" (1.69m x 2.07m)

Plumbing for a washing machine. Further utility space.

First Floor Landing

Stairs rising to second floor. Door to:

Lounge / Kitchen

Lounge Area

17'4" x 11'7" max (5.29m x 3.55m max)

An L-shaped room. Window to front aspect. Vinyl floor covering. Electric panel heater. Archway through to:

Kitchen Area

9'6" x 5'2" (2.91m x 1.60m)

Fitted with a range of base and eye level units. Work surface space incorporating a stainless steel sink and drainer unit. Space for a fridge/freezer. Fitted electric oven and hob. Stainless steel extractor hood Tiling to splash areas. Vinyl floor covering.

Second Floor Landing

Access to loft space. Doors to:

Bedroom One

11'7" x 10'7" into recess (3.54m x 3.24m into recess)

Window to front aspect. Electric panel heater.

Bedroom Two

5'10" x 11'7" max into recess. (1.78m x 3.54m max into recess.)

Two skylight windows. Electric panel heater. Cupboard housing hot water cylinder.

Bathroom

With white three piece bathroom suite to comprise; panel bath with electric shower over, pedestal wash hand basin, and low level w.c. Aqua boarding. Heated chrome towel radiator. Extractor fan. Two skylight windows. Vinyl floor covering.

Externally

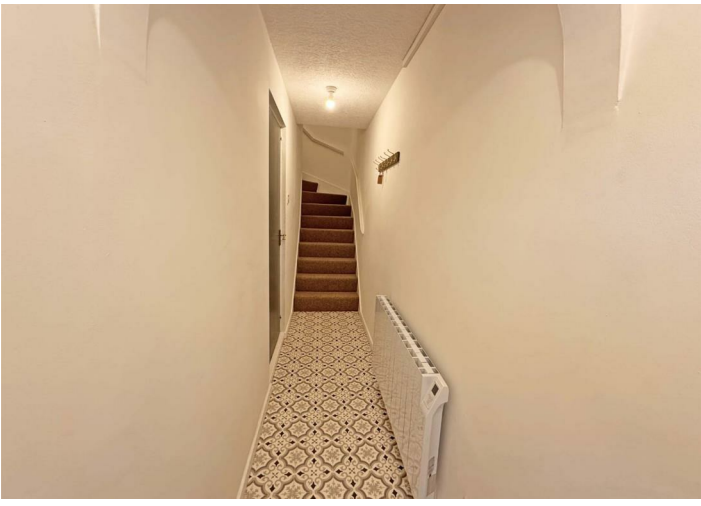
Block paved driveway giving off road parking for one vehicle. Access to entrance door. Access to garage.

Agents Note

Deposit: £980.76

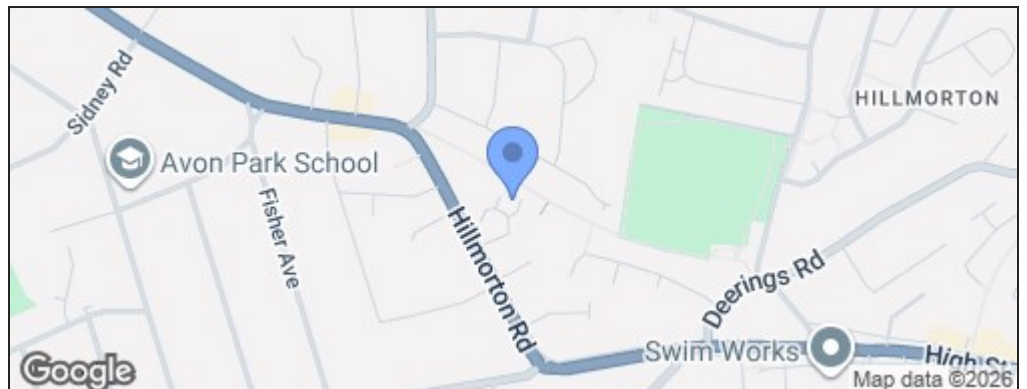
Council Tax Band: B

Energy Efficiency Rating: D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	56	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.