

**99 Catesby Road  
Hillmorton  
RUGBY  
CV22 5JL**

**£1,100 PCM**



- **TWO BEDROOM**
- **UNFURNISHED**
- **EXTENDED LOUNGE**
- **SHOWER ROOM**

- **SEMI DETACHED BUNGALOW**
- **AVAILABLE END AUGUST**
- **EXTENDED KITCHEN / DINER**
- **ENERGY EFFICIENCY RATING D**

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**\*\* AVAILABLE END AUGUST\*\*** A two bedroom semi detached bungalow located in a sought after part of Hillmorton. In brief the accommodation comprises entrance hall, extended lounge, extended kitchen/breakfast room, two double bedrooms and a shower room. The property further benefits from upvc double glazing, gas central heating, and front and rear gardens.**\*\*UNFURNISHED\*\***

### **Accommodation Comprises**

Entry via double glazed door with side panels into:

#### **Entrance Hall**

Access to loft space. Radiator. Wood flooring. Doors to:

#### **Extended Lounge**

19'5" x 10'11" (5.94m x 3.33m)

Windows to rear aspect. Feature electric fire with surround and mantle over. Two radiators. Television point.

#### **Kitchen / Diner**

14'9" x 10'0" (4.50m x 3.07m)

Fitted with a range of base and wall mounted units with work surface space incorporating a one and a half bowl sink and drainer unit. Coordinating part tiled walls. Built in double oven. Halogen hob. Extractor. Washing machine. Fridge. Wall mounted gas combi boiler. Ceramic tiled floor. Radiator. Window to rear. Window to side. Further frosted window to side.

#### **Bedroom One**

9'10" x 11'1" (3.00m x 3.38m)

Window to front. Radiator.

#### **Bedroom Two**

10'11" x 11'1" (3.33m x 3.38m)

Window to front. Radiator.

#### **Shower Room**

Walk in shower room with electric shower, vanity unit with wash hand basin and close coupled w.c. Vinyl floor covering. Aqua boarding splash backs. Radiator. Extractor fan. Frosted window to side elevation.

#### **Front Garden**

Mainly laid to paving. Low level wall to boundary. Pathway to side entrance.

#### **Rear Garden**

Mainly laid to lawn with patio area. Shrub and herbaceous borders. Shed. Cold water connection. Timber and wire fencing to boundaries. Gated side access.

#### **Agents Note**

Deposit: £1269.23

Council Tax Band: C

Energy Efficiency Rating: D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		65	
(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.