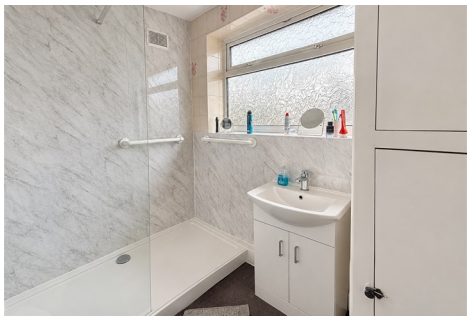
24 Browning Road
Hillmorton
RUGBY
CV21 4BT

£310,000









- THREE BEDROOM SEMI DETACHED
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- LARGE GARAGE
- ENERGY EFFICIENCY RATING C
- DOUBLE GLAZING
- SEPARATE RECEPTION ROOM
- IN NEED OF SOME UPDATING
- NO CHAIN

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The Property Ombudsman

PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom semi detached home situated in the ever popular area of Hillmorton. Benefiting from UPVC double glazing, a garage, off road parking, and both front and rear gardens, this property offers excellent potential for families and first time buyers alike.

The ground floor comprises an entrance hall, a comfortable lounge, a separate dining room, and a fitted kitchen, providing a practical and versatile living space. To the first floor are three well proportioned bedrooms, served by a family bathroom and a separate WC, creating a layout well suited to modern family living.

Externally, the property enjoys gardens to both the front and rear, together with off road parking and a garage, adding valuable convenience and storage.

Hillmorton remains one of Rugby's most sought after residential areas, renowned for its strong community atmosphere and excellent range of everyday amenities. Local shops, popular pubs, and attractive green spaces are all within easy reach, while well regarded schools cater for all age groups. The area also benefits from excellent transport links, including regular bus services, convenient access to the motorway network, and close proximity to Rugby town centre and railway station. From Rugby station, direct mainline services reach London Euston in under fifty minutes and Birmingham New Street in approximately thirty minutes, making this an ideal location for commuters.

Accommodation Comprises
Covered entrance. Entry via upvc door, with obcure double glazed panel, and side screens into:

Entrance Hall
Stairs rising to first floor. Double radiator. Coving to ceiling. Doors off to dining room and lounge.

Lounge
15'2" x 11'11" (4.63m x 3.64m)
Double glazed bay window to the front. Two double radiators. Single radiator. Wall mounted gas fire. Feature fireplace. Coving to ceiling.

Dining Room
11'10" x 11'2" (3.63m x 3.41m)
Double glazed window to rear. Double radiator. Coving to ceiling. Laminate floor covering. Archway into:

Kitchen
11'10" x 7'11" (3.63m x 2.42m)
Matching base and eye level units. Roll edge work surface space. One and a half bowl stainless steel inset sink and drainer unit with mixer tap over. Tiled splashbacks. Built in oven and hob. Space and plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Radiator. Laminate floor covering. Understairs storage cupboard housing gas and electricity meters and fuse box. Double glazed window to side and rear. Double glazed door to rear garden.

First Floor Landing
Double glazed window to the side. Cental heating thermostat. Access to loft space. Coving to ceiling. Doors off to bedrooms and bathroom.

Bedroom One
11'11" x 11'8" (3.64m x 3.56m)
Double glazed window to front. Double radiator. Coving to ceiling. Timber door.

Bedroom Two
11'10" x 11'2" (3.63m x 3.41m)
Double glazed window to rear. Radiator. Coving to ceiling. Timber door.

Bedroom Three
10'5" x 7'2" (3.20m x 2.19m)
Double glazed window to front. Radiator. Timber door.

Bathroom
Walk in shower with aquaboading. Vanity inset sink unit. Radiator. Laminate flooring. Airing cupboard with a modern combination boiler. Obscure double glazed window to rear. Timber door.

Separate W.C.
Low flush w.c. Timber door.

Front Garden
Laid to lawn. Off road parking. Gated access to rear garden.

Large Garage
Up and over style door. Power and lighting. Inspection pit.

Rear Garden
Mainly laid to lawn with patio area. Enclosed by timber fencing and hedging.

Agents Note
Council Tax Band: C
Energy Efficiency Rating: C

ANTI-MONEY LAUNDERING CHECKS: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers.
A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.







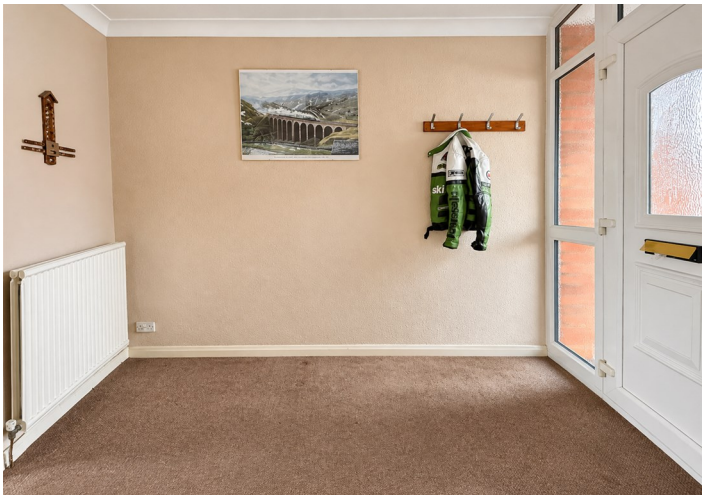








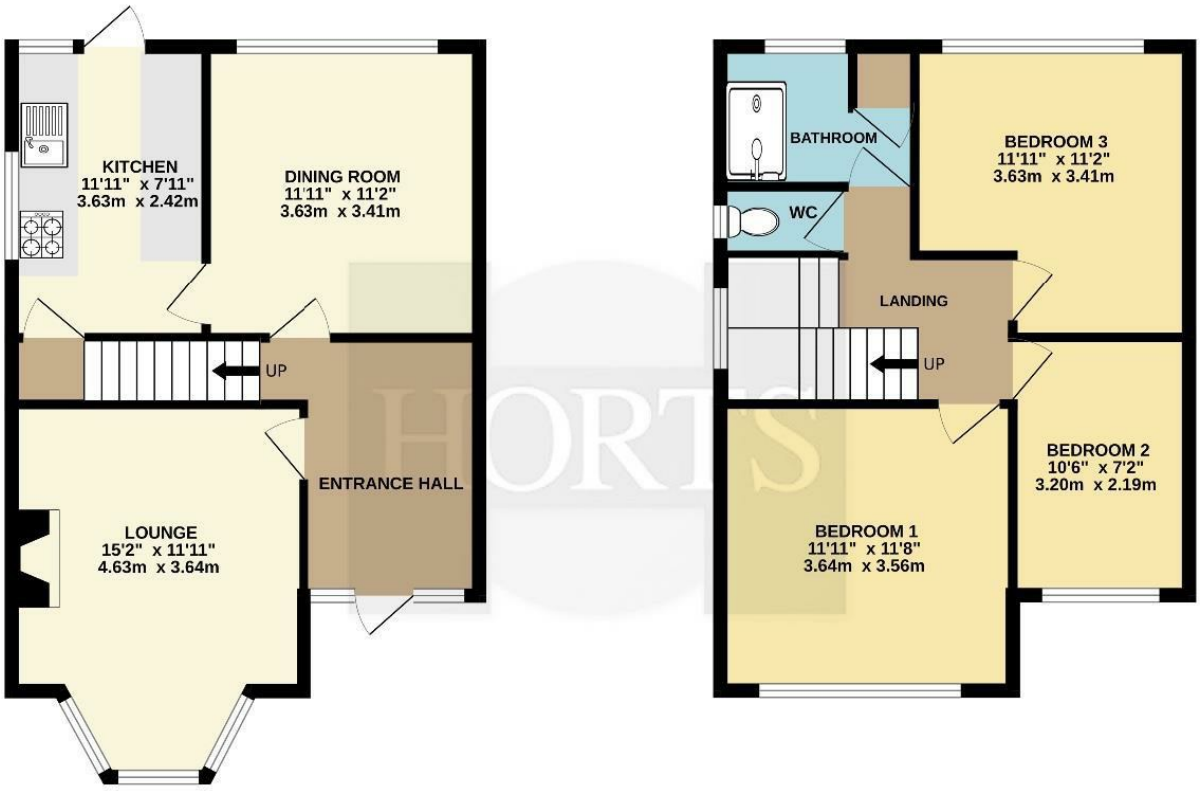






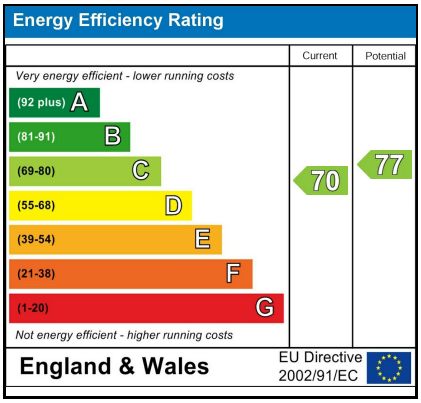
GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.

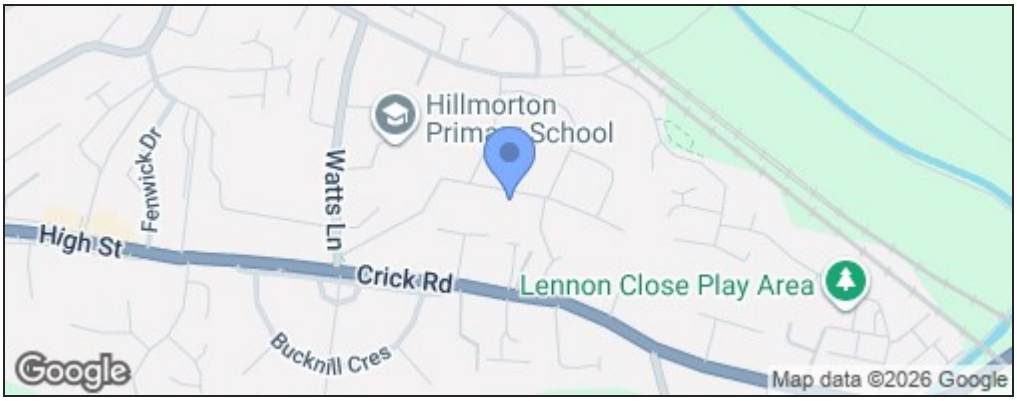
1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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