59 Browning Road
Hillmorton
RUGBY
CV21 4BU

£325,000









- FOUR BEDROOM SEMI DETACHED
- DOUBLE GLAZING
- SEPARATE RECEPTION ROOMS
- ENERGY EFFICIENCY RATING D
- CUL-DE-SAC LOCATION
- GAS CENTRAL HEATING
- NO CHAIN

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PERSONAL • PROFESSIONAL • PROACTIVE

A four bedroom semi detached home situated in the ever popular area of Hillmorton. Benefiting from upvc double glazing, a garage, off road parking and an enclosed rear garden, 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, a conservatory and a fitted kitchen, providing practical and versatile living accommodation. To the first floor are three well proportioned bedrooms, served by a family bathroom, while the second floor features a further bedroom, creating a layout well suited to modern family living.

Externally, the property enjoys an enclosed rear garden with a patio area, together with off road parking and a garage, providing valuable convenience and additional 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 50 minutes and Birmingham New Street in approximately 30 minutes, making this an ideal location for commuters.

Entrance Porch
Upvc double glazed door with obscure double glazed panels, side screen and light above. Further upvc door with obscure double glazed side screens into:

Entrance Hall
Stairs rising to first floor. Double radiator. Laminate flooring. Coving to ceiling. Storage cupboard housing electricity consumer unit. Timber doors off to lounge and kitchen.

Lounge
14'7" x 10'10" (4.46m x 3.32m)
Double glazed bow window to front. Double glazed window to side. Wall mounted gas fire with feature surround. Double radiator with thermostat control. Wall light points. Laminate flooring. Coving to ceiling. Timber double doors opening to:

Dining Room
11'0" x 9'1" (3.36m x 2.79m)
Double glazed sliding patio door into conservatory. Double radaitor. Laminate flooring. Coving to ceiling.

Kitchen
11'0" x 7'6" (3.36m x 2.31m)
Fitted with a range of base and eye level units with work surface space. One and a half bowl stainless steel inset sink. Tiled splashbacks. Built in oven and hob. Space and plumbing for a washing machine. Timber door leading into:

Conservatory
Of upvc construction with double glazed sealed units. Door to rear garden. Polycarbonate roof. Power and lighting.

First Floor Landing
Stairs rising to second floor. Doors off to bedrooms and bathroom.

Bedroom One
14'7" x 10'11" (4.46m x 3.33m)
Double glazed window to the front. Radiator. Television point. Built in wardrobes.

Bedroom Two
11'0" x 10'10" (3.36m x 3.32m)
Double glazed window to the rear. Radiator with thermostat control. Coving to the ceiling.

Bedroom Three
7'8" x 5'10" (2.35 x 1.78m)
Double glazed window to the front. Radiator.

Bathroom
Large shower cubicle, vanity inset sink unit, and low flush w.c. Double Radiator with thermostat control. Extractor fan. Obscure double glazed window to the rear.

Second Floor Landing
Part landing with eaves storage.

Bedroom Four
15'1" (max) x 13'8" (max) (4.62m (max) x 4.17m (max))
Double glazed window to the front. Radiator.

Front Garden
Off road parking leading to:

Garage
Up and over style door. Window to side. Door to side.

Rear Garden
Mainly laid to lawn. Patio area. Shrub borders. Surrounded by timber panel fencing.

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

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.





















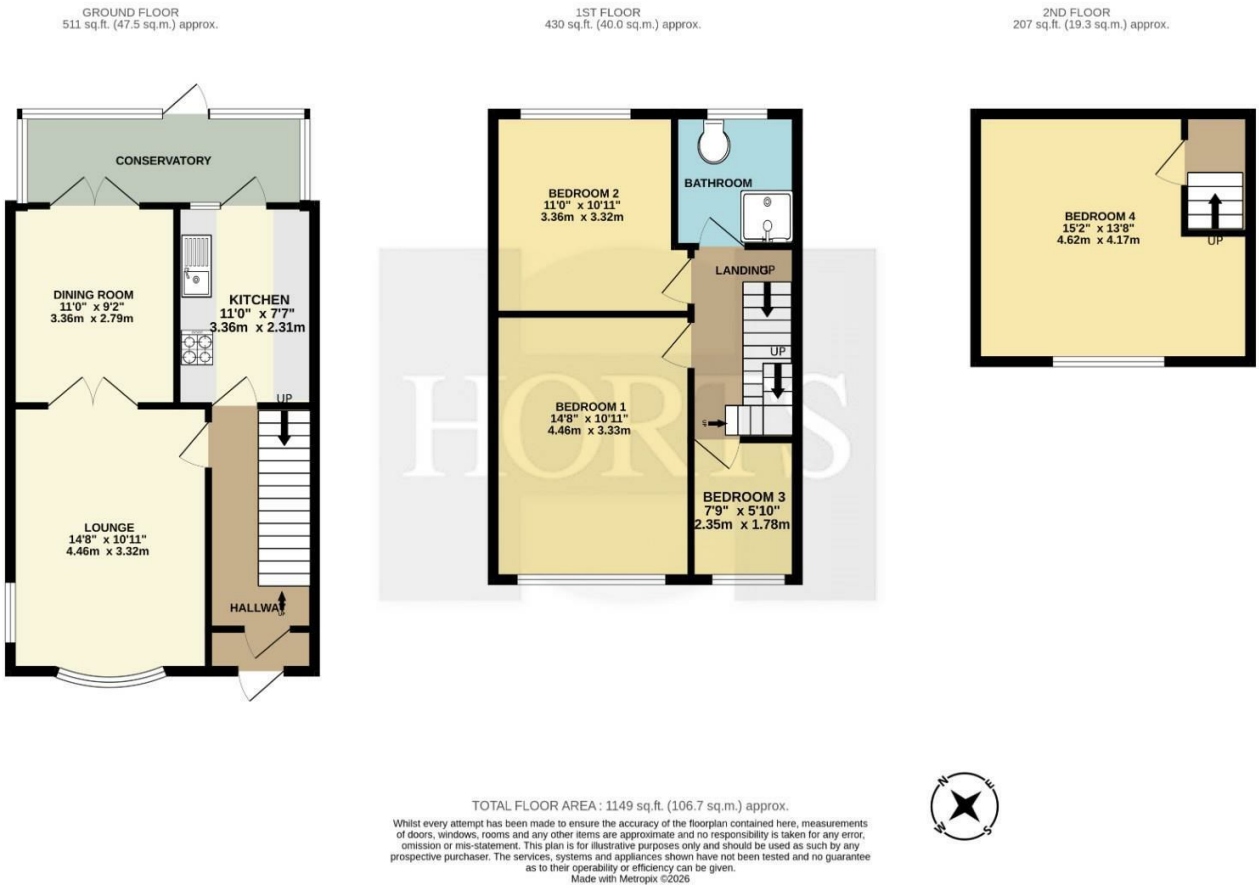

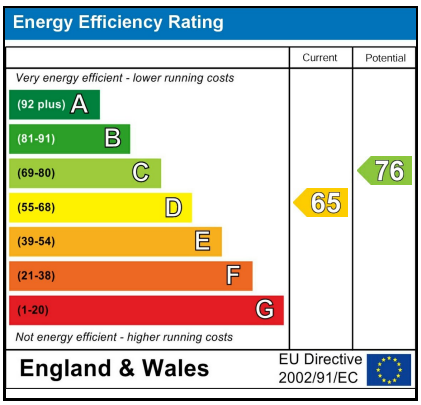



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must 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 firms employment has the authority to make or give any representation or warranty in respect of the property.