60 Balcombe Road
Hillmorton
RUGBY
CV22 5HZ

£1,250 PCM









- THREE BEDROOM EXTENDED SEMI
- FIRST FLOOR BATHROOM
- UNFURNISHED
- PARKING AND GARAGE
- DOUBLE GLAZING AND CENTRAL HEATING
- AVAILABLE MID DECEMBER
- DOWNSTAIRS CLOAKROOM
- ENERGY EFFICIENCY RATING E

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AVAILABLE MID DECEMBER A spacious three bedroom extended semi detached property located in the popular area of Hillmorton. This property benefits from upstairs bathroom, downstairs w.c., kitchen/breakfast room, spacious lounge,gas radiator heating, upvc double glazing, off road parking, garage and an enclosed rear garden. **UNFURNISHED**

Accommodation Comprises
Entry via fully glazed upvc door into:

Entrance Porch
With coat hanging space. Hardwood partly glazed door into:

Entrance Hall
Stairs rising to first floor landing. Understairs storage cupboard. Radiator. Doors to:

Cloakroom / WC
Pedestal wash hand basin. Low level w.c. Wall mounted central heating boiler. Frosted window to side elevation.

Kitchen / Breakfast Room
14'7" x 9'3" (4.45m x 2.83m)
Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink unit with mixer tap over. Built in oven, hob and extractor fan. Radiator. Wooden flooring. Space and plumbing for a washing machine. American style fridge/freezer. Window to front aspect.

Lounge
12'3" x 18'2" (3.75m x 5.56m)
Sliding patio doors to rear garden. Feature fireplace. Electric fire. Radiator.

Landing
Access to loft space. Window to side elevation.

Bedroom One
13'4" x 9'9" (4.08m x 2.98m)
Window to front. Radiator

Bedroom Two
10'0" x 10'6" (3.05m x 3.22m)
Window to rear. Radiator. Cupboard with slatted linen shelving.

Bedroom Three
7'4" x 7'5" (2.25m x 2.27m)
Window to front. Radiator.

Bathroom
With suite to comprise panel bath, pedestal wash hand basin and low level w.c. Electric shower. Tiling to splash areas. Radiator. Frosted window to side elevation

Front Garden
Mainly laid to pebbles providing off road parking for one vehicle. Restricted driveway through to:

Garage
With up and over style door. Service door to rear garden.

Rear Garden

Rear Garden

Mainly laid to lawn with flower and shrub borders. Paved patio area. Enclosed by timber panel fencing.

Agents Note

Deposit: £1442.30

Council Tax Band: B

Energy Efficiency Rating: E





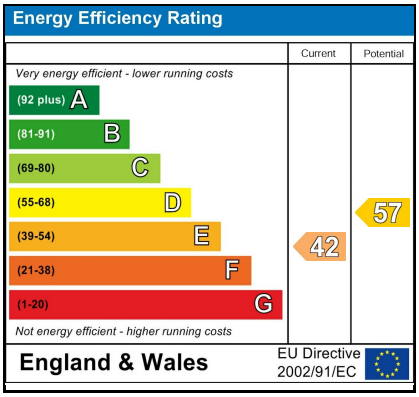


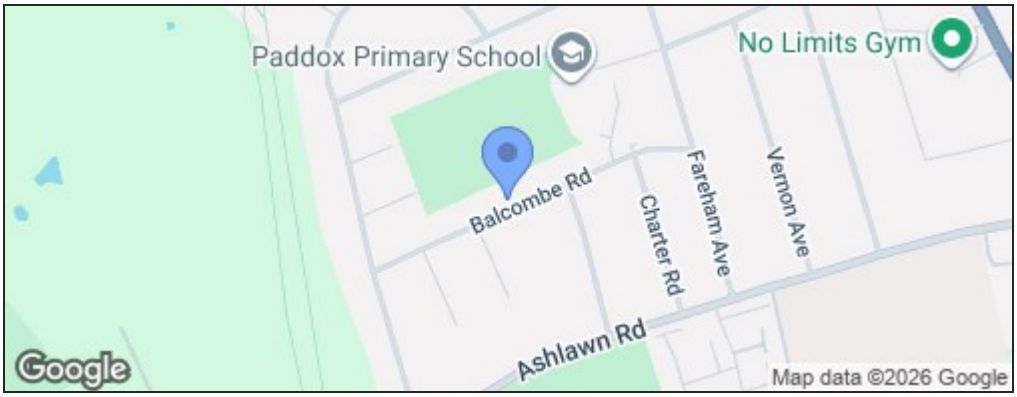












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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must 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.