



32B, Deane Road, Hillmorton, Rugby, Warwickshire, CV21 4NZ

HOWKINS &
HARRISON

32B, Deane Road, Hillmorton,
Rugby, Warwickshire, CV21 4NZ

Guide Price: £300,000

This three bedroom semi detached property benefits from open plan living, fitted with a modern fitted kitchen including integrated appliances. The first floor includes a master bedroom with en-suite. The property is located on the popular Hillmorton area and includes a private sunny garden and a larger than average single garage with ample parking.

Features

- Three double bedrooms
- Master bedroom with en-suite
- Family bathroom and downstairs cloakroom
- UPVC Double glazed sash windows
- White high gloss fitted kitchen
- Enclosed rear garden
- Large single garage and off-road parking
- Block paved driveway
- Air source heat pump
- Under floor heating to ground floor
- Coach lamps to the front



Location

The property is located in the heart of Lower Hillmorton which has many local amenities including two supermarkets, a variety of take-aways, beauticians, hairdressers, public houses and independent retailers. Primary schooling is available at Abbots Farm with secondary schooling at Ashlawn both of which are within walking distance. Further schooling is available in Rugby, including Rugby High School for Girls and Lawrence Sheriff. Rugby itself has a variety of shopping experiences with out of town shopping, a selection of High Street stores and an independent shopping area offering a range of individual outlets. Rugby town also benefits from a large selection of bars, restaurants, and coffee shops, as well as leisure facilities and public parks. Rugby Station offers a frequent rail service with Virgin Trains to London Euston which takes just under 50 minutes.



Ground Floor

A UPVC double glazed door with glass panels opens into the hall which has stairs rising to the first floor and doors to the ground floor accommodation. From the front door there is a useful fitted mat and light grey washed laminate flooring with under floor heating which continues throughout the ground floor. The hall gives access to the understairs storage cupboard and to the cloakroom which has a white fitted suite including a WC and wall hung wash hand basin with fitted mirror over. The open-plan kitchen/living area is accessed via a glazed panelled door into the living area and by a further door leading to the kitchen. This open-plan space has two sets of patio doors and a side door which gives access to the rear garden, along with a sash window to the rear and

a box bay with sash window to the front, affording lots of natural light into the room. The kitchen area has been fitted with a white high gloss kitchen with pale grey marble effect laminate work surfaces, a range of base and wall units along with pan drawers and a cutlery draw. There is a fitted dishwasher, Caple single oven and ceramic hob with stainless steel splash back and extractor fan over.

First Floor

The master bedroom has an attached en-suite which has been fitted with a dark grey tiled floor, wash hand basin inset into a white high gloss vanity unit, WC, heated towel rail and fully tiled shower enclosure. There are two further bedrooms and a cupboard which houses the hot water cylinder, all accessed from the first floor

landing which has loft access above. The family bathroom is fully tiled and features a contemporary bath with shower over and glass shower screen, a heated towel rail, wall hung WC and wash hand basin set into a high gloss vanity unit with fitted mirror over.

Outside

A central path leading to the front door has attractive flower beds either side, planted with shrubs and finished with bark chippings and grey slate. The single garage is located to the side of the property and has an up and over door and side door to the rear garden. Two further gates give access to the rear garden which is enclosed by close board fencing and has a paved path and a patio to the side and rear.

Viewing

Strictly by prior appointment via the selling agents. Contact 01788 564666.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

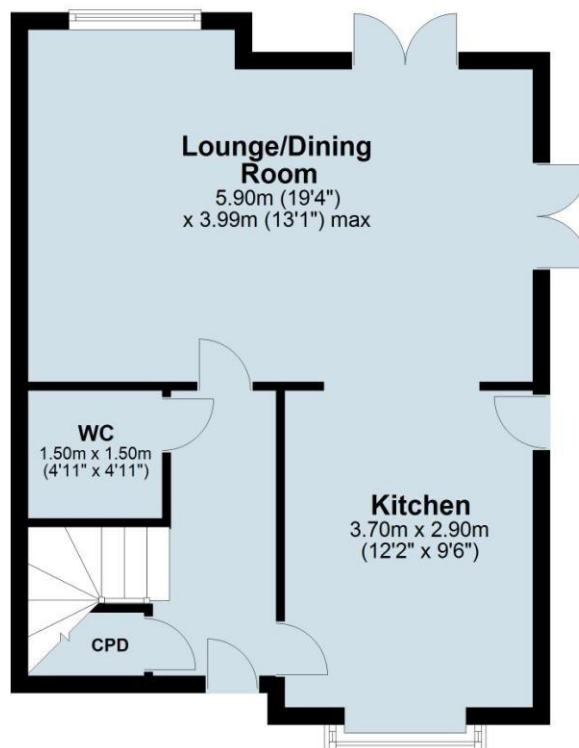
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

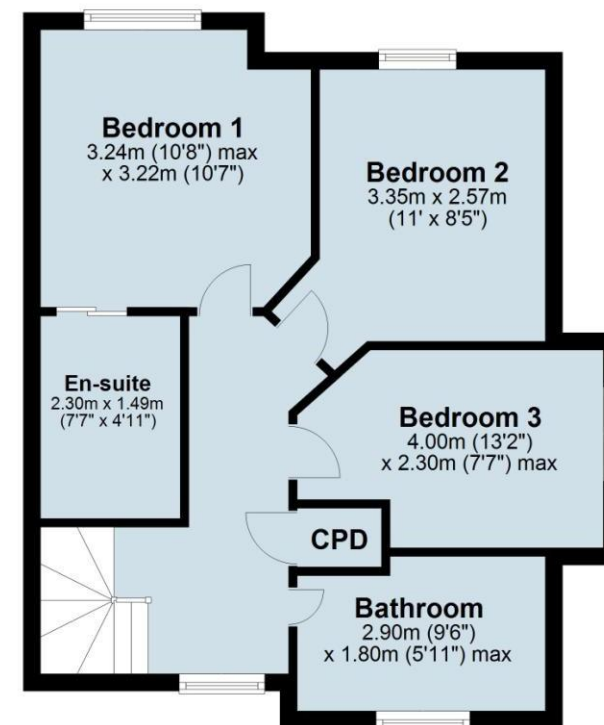
Rugby Borough Council. Tel: 01788 533533.
Council Tax Band – C.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		91
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Ground Floor



First Floor



Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

