



18 WISE GROVE

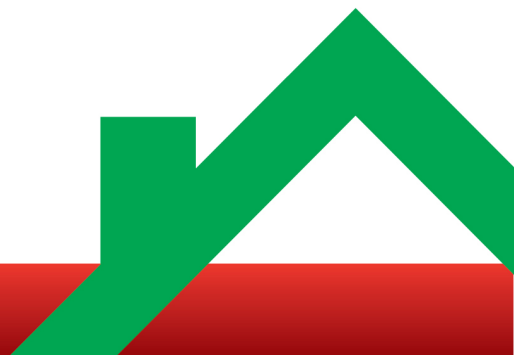
HILLMORTON
RUGBY
WARWICKSHIRE
CV21 4BA

Guide Price £235,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom semi detached bungalow which is located in a quiet cul-de-sac in the popular residential area of Hillmorton, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

There are a range of amenities available within the local area to include a parade of shops and stores, public house, hot food take away outlets, schooling for all ages, bus routes to Rugby town centre and rural walks through the countryside and along the canal.

Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston in under an hour and there is easy commuter access to the M1, M6, A5 and A14 road and motorway networks.

In brief, the accommodation comprises of an entrance porch giving access to the entrance hall which has a useful storage cupboard and doors off to the lounge with a feature fireplace with inset Living Flame gas fire and has a bay window. The kitchen accommodates space and plumbing for appliances and has a door through to the conservatory. The conservatory is of Upvc construction with a tiled floor and electrical points. There are two well proportioned bedrooms and a fully tiled family bathroom fitted with a white suite to include a panelled bath with shower and screen over, pedestal wash hand basin and low level w.c.

The property benefits from gas fired central heating to radiators via a combination boiler and has Upvc double glazing.

Externally, to the front of the property is a lawned area and driveway providing ample off road parking and leading to the garage with wooden doors, electricity connected and a further pedestrian door to the rear garden. There is access to a useful brick built store. The good sized rear garden is tiered and enclosed by timber fencing to the boundaries and is predominantly laid to lawn with a paved patio area to the immediate rear and a greenhouse at the far end.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 53 m² (570 ft²).

AGENTS NOTES

Council Tax Band 'B'.
Estimated Rental Value: £1100 pcm approx.
What3Words: ///silk.asleep.mobile

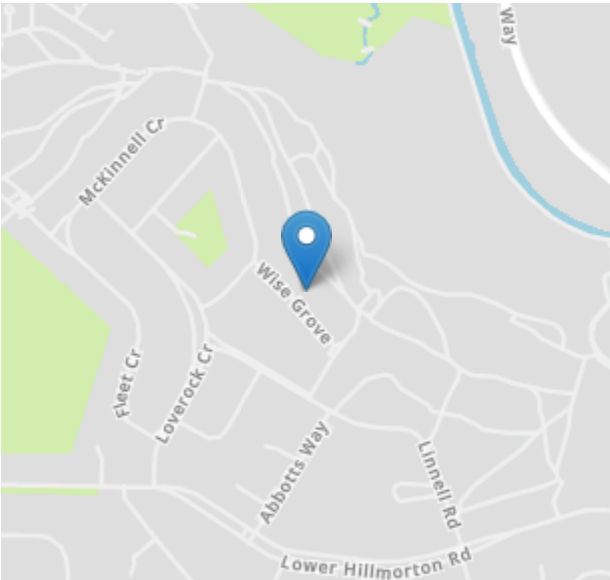
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Two Bedroom Semi Detached Bungalow**
- **Quiet Cul-de-Sac Location**
- **Lounge with Feature Fireplace and Bay Window**
- **Fitted Kitchen with Door to Conservatory**
- **Family Bathroom with Three Piece White Suite**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden, Off Road Parking and Garage**
- **Early Viewing is Highly Recommended**



ROOM DIMENSIONS

Ground Floor

Entrance Porch
Entrance Hall

11' 11" x 6' 5" (3.63m x 1.96m)

Lounge

15' 0" into bay window x 11' 11" (4.57m into bay window x 3.63m)

Kitchen

9' 5" x 8' 7" (2.87m x 2.62m)

Conservatory

10' 2" x 9' 10" (3.10m x 3.00m)

Bedroom One

12' 2" x 11' 2" (3.71m x 3.40m)

Bedroom Two

10' 8" x 8' 5" (3.25m x 2.57m)

Family Bathroom

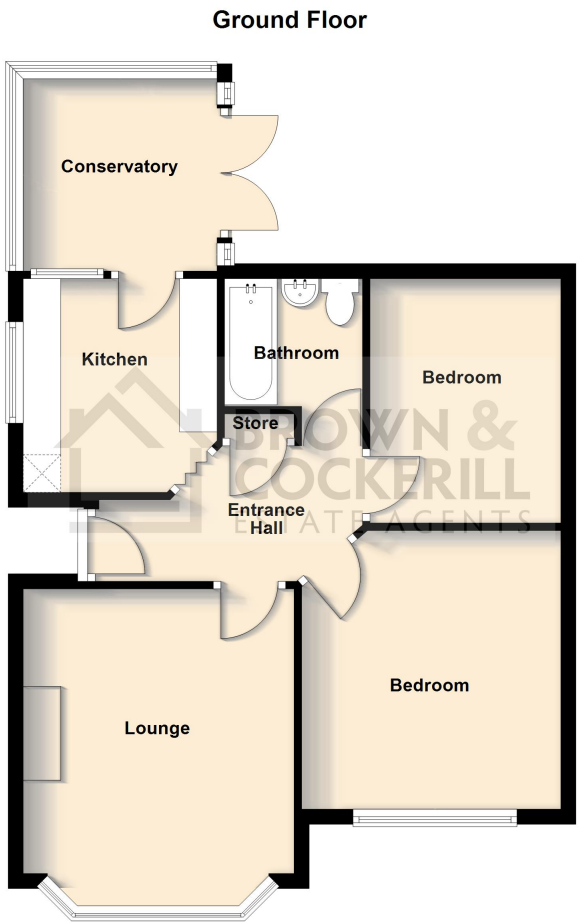
6' 8" x 5' 11" (2.03m x 1.80m)

Externally

Garage

15' 8" x 8' 6" (4.78m x 2.59m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	65	73
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.