



15 WESTGATE ROAD

HILLMORTON
RUGBY
WARWICKSHIRE
CV21 3UD

£350,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

*** AN EXTENDED THREE BEDROOM SEMI DETACHED HOME WITH LARGE GARDEN IDEAL FOR GROWING FAMILIES *** - Please contact Brown & Cockerill Estate Agents for more details ...

Brown and Cockerill Estate Agents are delighted to offer for sale this extended three bedroom semi detached home situated within this sought-after area of Hillmorton, Rugby.

There are a range of amenities available within the immediate area to include a parade of shops and stores, excellent schooling, and bus routes to Rugby town centre. Rugby Railway Station offers a main line intercity service to London Euston in under an hour and Birmingham New Street. There is easy commuter access to the M1, M6, A5 and A14 road and motorway networks.

In brief, the accommodation comprises of an entrance hall, a practical shower room with a W.C, separate dining room and an open plan kitchen/breakfast room with lounge with doors opening onto the rear garden.

To the first floor there are three well proportioned bedrooms and a family bathroom with modern white suite.

The property benefits from Upvc double glazing as specified and a recently installed air-source heat pump which provides hot water and radiator heating, enhancing comfort and energy savings throughout the year.

Externally, the large garden is a standout feature of this home, providing plenty of space for children to play, garden enthusiasts to flourish, or for hosting summer barbecues. A summerhouse adds an extra dimension to the garden, ideal as a peaceful retreat or creative workspace. The garden is not directly overlooked from the rear. To the front there is a driveway which provides off road parking for two vehicles.

Gross internal area: 102m² (1098ft²).

AGENTS NOTES

Council Tax Band 'C'.
Estimated Rental Value: £1450 pcm approx.
What3Words: ///filer: supporter: reward

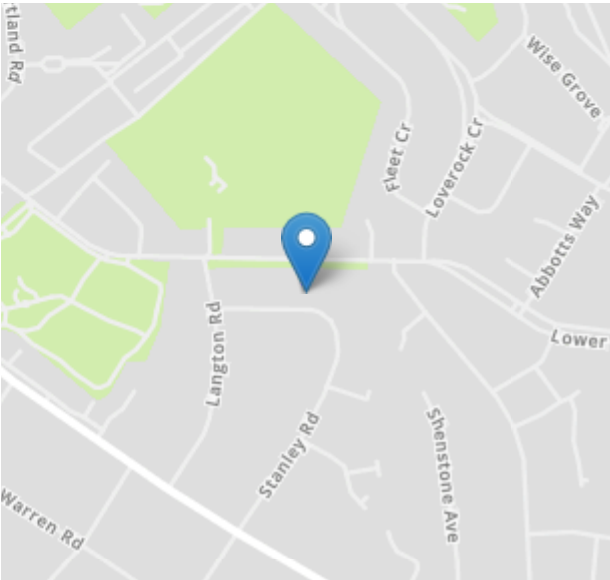
MORTGAGE & LEGAL ADVICE

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

- An Extended Three Bedroom Semi Detached Family Home
- Entrance Hall, Ground Floor Shower Room with W.C.
- Dining Room with Feature Fireplace
- Open Plan Kitchen/Breakfast Room with Lounge
- First Floor Family Bathroom with White Suite
- Double Glazing as Specified, Air Source Heat Pump
- Off Road Parking, Large Garden with Summerhouse



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		63	84
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

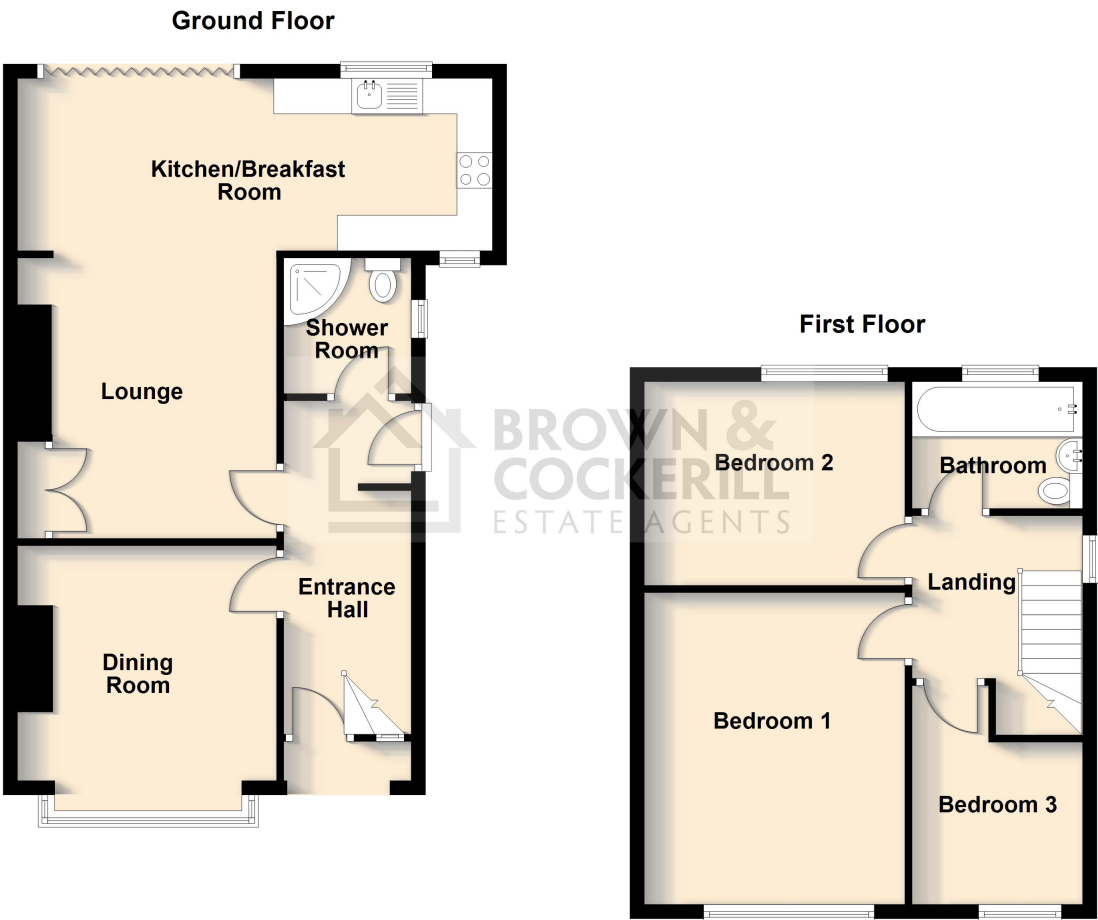
Ground Floor

Entrance Hall
11' 6" x 5' 11" (3.51m x 1.80m)
Dining Room
12' 0" x 11' 10" (3.66m x 3.61m)
Lounge
13' 0" x 10' 9" (3.96m x 3.28m)
Kitchen/Breakfast Road
22' 1" x 9' 8" (6.73m x 2.95m)
Shower Room/W.C.
5' 11" x 5' 10" (1.80m x 1.78m)

First Floor

Landing
6' 1" x 5' 11" (1.85m x 1.80m)
Bedroom One
14' 6" x 12' 0" (4.42m x 3.66m)
Bedroom Two
12' 0" x 8' 7" (3.66m x 2.62m)
Bedroom Three
10' 0" x 7' 11" (3.05m x 2.41m)
Bathroom
6' 4" x 5' 9" (1.93m x 1.75m)

FLOOR PLAN



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.