



48 HILL CRESCENT Offers in Excess of £160,000 Freehold

STRETTON ON DUNSMORE
RUGBY
WARWICKSHIRE
CV23 9NF



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 one bedroom semi detached bungalow situated in the sought after village of Stretton on Dunsmore. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected (with the exception of gas).

The picturesque village boasts a range of amenities to include a local general store/post office, a modern doctor’s surgery, an outstanding primary school, a friendly public house and a spacious village hall.

There are excellent transport links to the surroundings towns and cities of Rugby, Coventry and Leamington Spa with Rugby railway station operating a regular mainline intercity service to Birmingham New Street and London Euston within the hour.

In brief, the accommodation comprises of an entrance porch giving access to the L-shaped entrance hall with a useful storage cupboard and doors off to the lounge with a wood burning stove, hearth and timber mantle over. The kitchen has space and plumbing for appliances with sliding patio doors giving access to the rear garden. The well proportioned bedroom has Herringbone wood flooring and feature panelling and is serviced by a part tiled family bathroom fitted with a panelled bath with shower over, wall hung wash hand basin and low level w.c.

The property benefits from electric central heating and Upvc double glazing.

Externally, the property is located on the corner of Hill Crescent and has lawned areas to the front and side with a pathway to the front entrance door. A garage is located en-bloc nearby. The rear garden is predominantly laid to lawn with a patio area to the immediate rear and an additional patio area at the far end of the garden. There are a range of mature shrubs and plants and there is gated access to the property frontage.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 59 m² (635 ft²).

AGENTS NOTES

Council Tax Band 'C'.
Estimated Rental Value: £825 pcm approx.
What3Words: ///distracts.lollipop.smoking

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 One Bedroom Semi Detached Bungalow
- Sought After Village Location
- Lounge with Wood Burning Stove
- Kitchen with Sliding Patio Doors to Rear Garden
- Bathroom with Three Piece White Suite
- Electric Central Heating and Upvc Double Glazing
- Enclosed Rear Garden and Garage En-Bloc
- Early Viewing is Highly Recommended to Avoid Disappointment



ROOM DIMENSIONS

Ground Floor

Entrance Porch

4' 2" x 1' 4" (1.27m x 0.41m)

L-Shaped Entrance Hall

10' 7" maximum x 6' 10" maximum (3.23m maximum x 2.08m maximum)

Lounge

21' 11" x 11' 3" (6.68m x 3.43m)

Kitchen

15' 5" maximum x 8' 1" maximum (4.70m maximum x 2.46m maximum)

Bedroom

16' 11" x 12' 6" maximum (5.16m x 3.81m maximum)

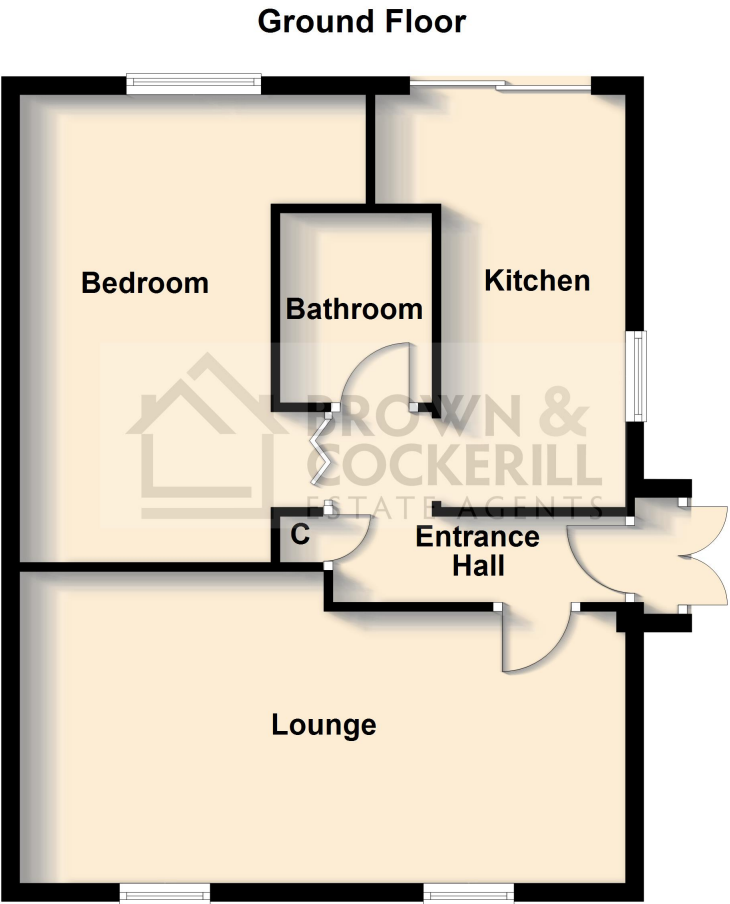
Bathroom

6' 5" x 5' 6" (1.96m x 1.68m)

Externally

Garage En-Bloc

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	51	86
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.