



30 KINGSLEY AVENUE

£270,000 Freehold

HILLMORTON
RUGBY
WARWICKSHIRE
CV21 4JY



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom semi detached property situated in the sought after residential location 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 immediate area to include a local convenience store, hairdressers, newsagents, hot food takeaway outlets and bus routes to Rugby town centre, whilst also being a short walk from Abbots Farm Infant & Junior Schools.

The property is conveniently situated for easy commuter access to M1/M6/A5/A45 and A426 road and motorway networks and Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation is set over two floors and in brief, comprises of an entrance hall with useful under stairs storage cupboard, stairs rising to the first floor landing and doors off to a ground floor cloakroom/w.c. which is fitted with a low level w.c. and wash hand basin. The dining room has a bay window and through fare to the lounge which has sliding patio doors giving access to the rear garden. The fitted kitchen has space and plumbing for appliances and has a door opening into the rear garden.

To the first floor, the landing has doors off to three well proportioned bedrooms with the master bedroom having a bay window and the second bedroom, built in wardrobes. the bedrooms are serviced by a fully tiled family bathroom which is fitted with a three piece white suite to include a P-shaped bath with shower and screen over, vanity unit with inset wash hand basin and a close coupled w.c.

The property benefits from Upvc double glazing and gas fired central heating to radiators.

Externally, there is a driveway providing off road parking for two vehicles to the front and an enclosed rear garden which is predominantly laid to lawn with steps down to the patio area located at the immediate rear of the property. The garden is mature and well stocked with trees and plants and there is a useful larger garden shed.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 82 m² (882 ft²).

AGENTS NOTES

Council Tax Band 'C'.
Estimated Rental Value: £1200 pcm approx.
What3Words: ///lines.wonderfully.intervals

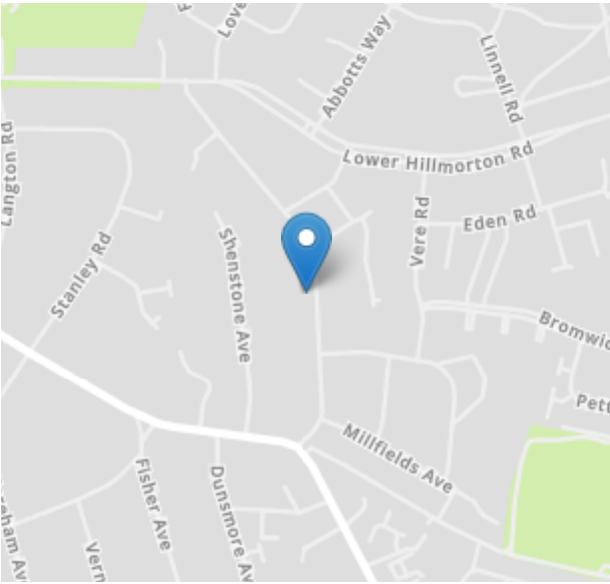
MORTGAGE & LEGAL ADVICE

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 Three Bedroom Semi Detached Property**
- **Sought After Residential Location**
- **Dining Room with Bay Window and Through Fare to Lounge**
- **Fitted Kitchen with Space and Plumbing for Appliances**
- **Ground Floor Cloakroom/W.C. and First Floor Family Bathroom with Three Piece White Suite**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Mature Rear Garden and Off Road Parking**
- **Early Viewing is Highly Recommended to Avoid Disappointment**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		87
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	59	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

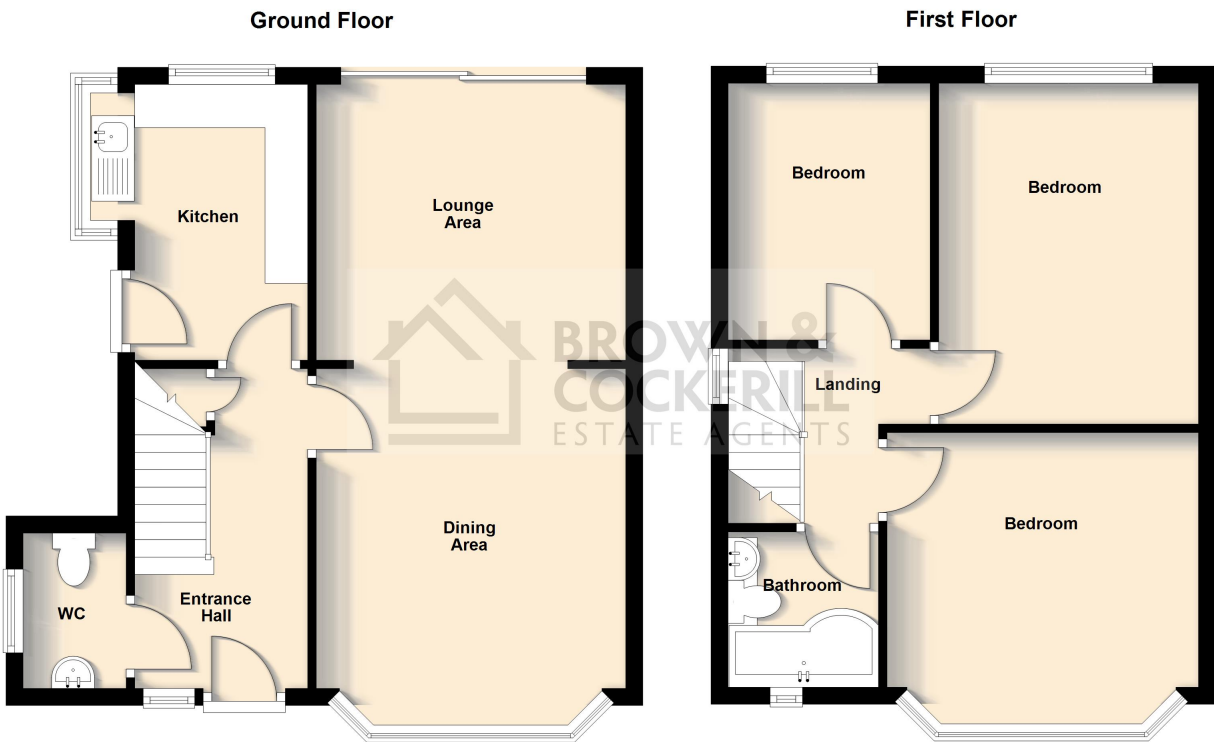
Ground Floor

Entrance Hall
14' 5" x 5' 11" (4.39m x 1.80m)
Ground Floor Cloakroom/W.C.
6' 0" x 4' 0" (1.83m x 1.22m)
Lounge/Dining Room
Dining Area: 11' 6" into bay window x 11' 11" (3.51m into bay window x 3.63m)
Lounge Area: 12' 11" x 10' 11" (3.94m x 3.33m)
Kitchen
9' 5" x 6' 10" (2.87m x 2.08m)
First Floor
Landing
7' 11" maximum x 7' 8" (2.41m maximum x 2.34m)

Bedroom One

12' 2" into bay window x 12' 0" (3.71m into bay window x 3.66m)
Bedroom Two
12' 11" x 10' 2" into wardrobes (3.94m x 3.10m into wardrobes)
Bedroom Three
9' 7" x 8' 0" (2.92m x 2.44m)
Family Bathroom
5' 8" x 5' 8" (1.73m x 1.73m)

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.