



95 GIBSON DRIVE

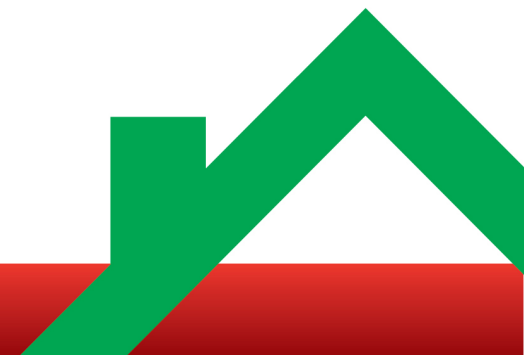
HILLMORTON
RUGBY
WARWICKSHIRE
CV21 4LJ

Offers Over £350,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended four bedroom semi detached property located in the sought after 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 immediate area to include a local convenience store, hairdressers, newsagents, hot food takeaway outlets and regular bus services to Rugby town centre. Rugby town centre offers a range of shops and stores, public library, churches of several denominations, supermarkets and many restaurants/cafes, takeaway outlets, public houses and there is excellent local schooling for all ages.

The property is conveniently situated for easy commuter access to M1/M6/A5/A14 road and motorway networks and Rugby railway station operates a regular 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 porch giving access to the entrance hall which has stairs rising to the first floor landing. There is a generously sized lounge and an extended open plan kitchen/dining room. The kitchen area is fitted with an integrated microwave, has a four ring induction hob with extractor over and space for a fridge/freezer and plumbing for an automatic washing machine and dishwasher. Base level kickboards have modern sensor lighting and there is an internal door giving access to the garage which has been sectioned off to create a useful utility/storage space.

To the first floor, the landing has doors off to the master bedroom which benefits from a generously sized part tiled en-suite shower room fitted with a double shower enclosure, low level w.c. and vanity unit wit feature wash hand basin. There are three further well proportioned bedrooms, all serviced by the part tiled family bathroom fitted with a panelled bath with shower and screen over, pedestal wash hand basin and low level w.w..

The property benefits from double glazing and gas fired central heating via a Vaillant combination boiler located in the garage.

Externally, to the front of the property is a driveway providing off road parking for two vehicles and leads to the garage. The garage benefits from power and lighting being connected and has wooden barn doors with a further pedestrian door opening onto the side of the property and door into the internal accommodation. The enclosed rear garden is of a good size and has raised decked areas, vegetable plot and a patio area to the immediate rear of the property.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 107 m² (1151 ft²).

AGENTS NOTES

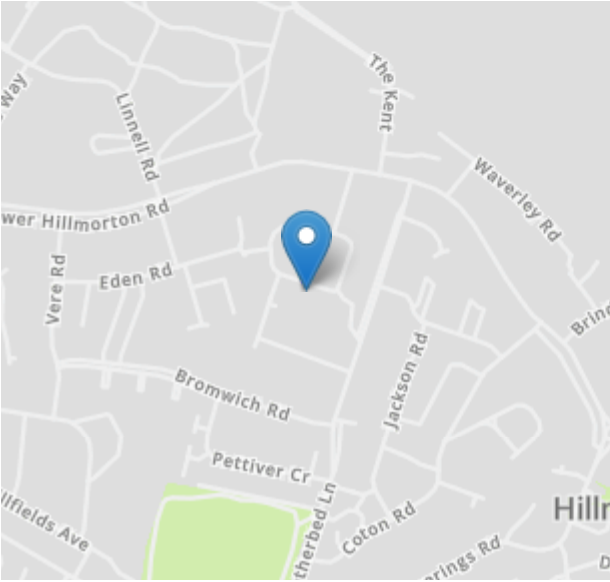
Council Tax Band 'C'.
Estimated Rental Value: £1300 pcm approx.
What3Words: //editor:member:camera

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

- Sought After Residential Location
- Lounge
- Open Plan Kitchen/Dining Room with Hob and Microwave
- An Extended Four Bedroom Semi Detached Property
- First Floor Family Bathroom and Master Bedroom with En-Suite Shower Room
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Enclosed Rear Garden, Off Road Parking and Garage
- Early Viewing is Highly Recommended to Avoid Disappointment



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		
		84
		75
England, Scotland & Wales		EU Directive 2002/91/EC

ROOM DIMENSIONS

Ground Floor

Entrance Porch

5' 3" x 4' 7" (1.60m x 1.40m)

Entrance Hall

5' 4" x 3' 2" (1.63m x 0.97m)

Lounge

15' 5" x 13' 5" (4.70m x 4.09m)

Open Plan Kitchen/Dining Room

Dining Room: 16' 2" x 9' 5" (4.93m x 2.87m)

Kitchen: 10' 7" x 10' 4" (3.23m x 3.15m)

First Floor

Landing

9' 10" x 7' 1" (3.00m x 2.16m)

Bedroom One

15' 2" x 10' 4" (4.62m x 3.15m)

En-Suite Shower Room

10' 2" x 4' 6" (3.10m x 1.37m)

Bedroom Two

12' 3" x 9' 5" (3.73m x 2.87m)

Bedroom Three

12' 6" x 9' 4" (3.81m x 2.84m)

Bedroom Four

8' 11" x 6' 5" (2.72m x 1.96m)

Family Bathroom

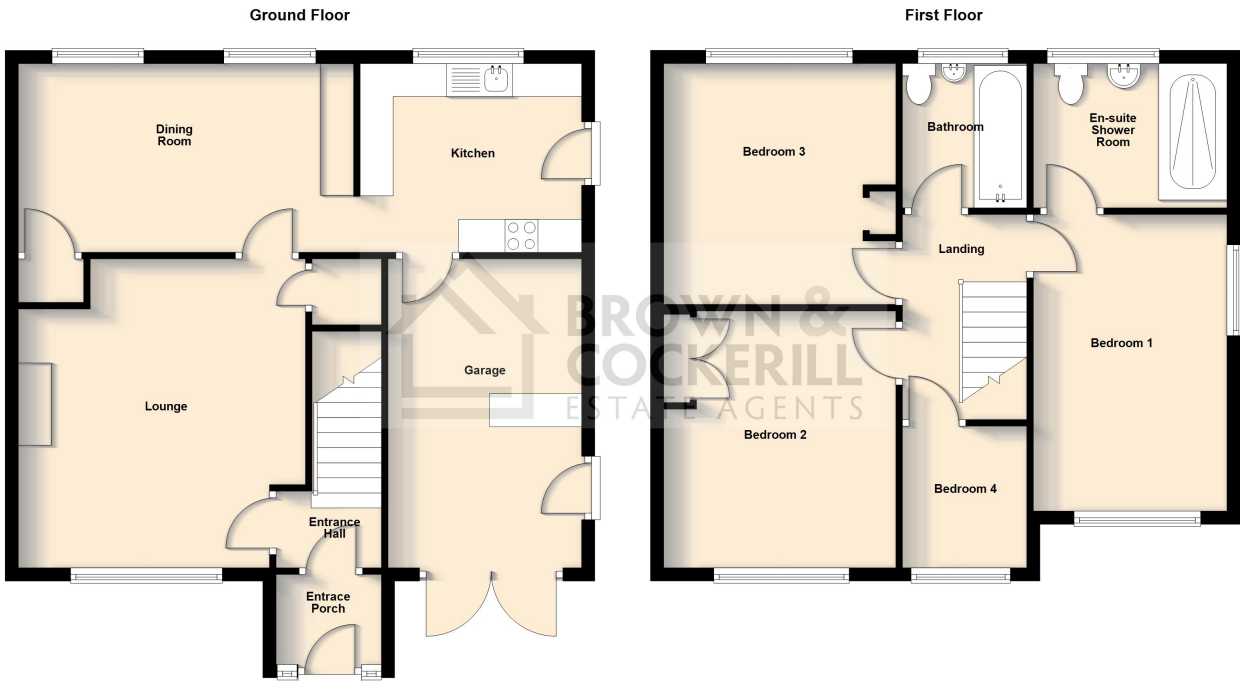
7' 3" x 5' 11" (2.21m x 1.80m)

Externally

Garage

14' 7" x 11' 0" (4.45m x 3.35m)

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.