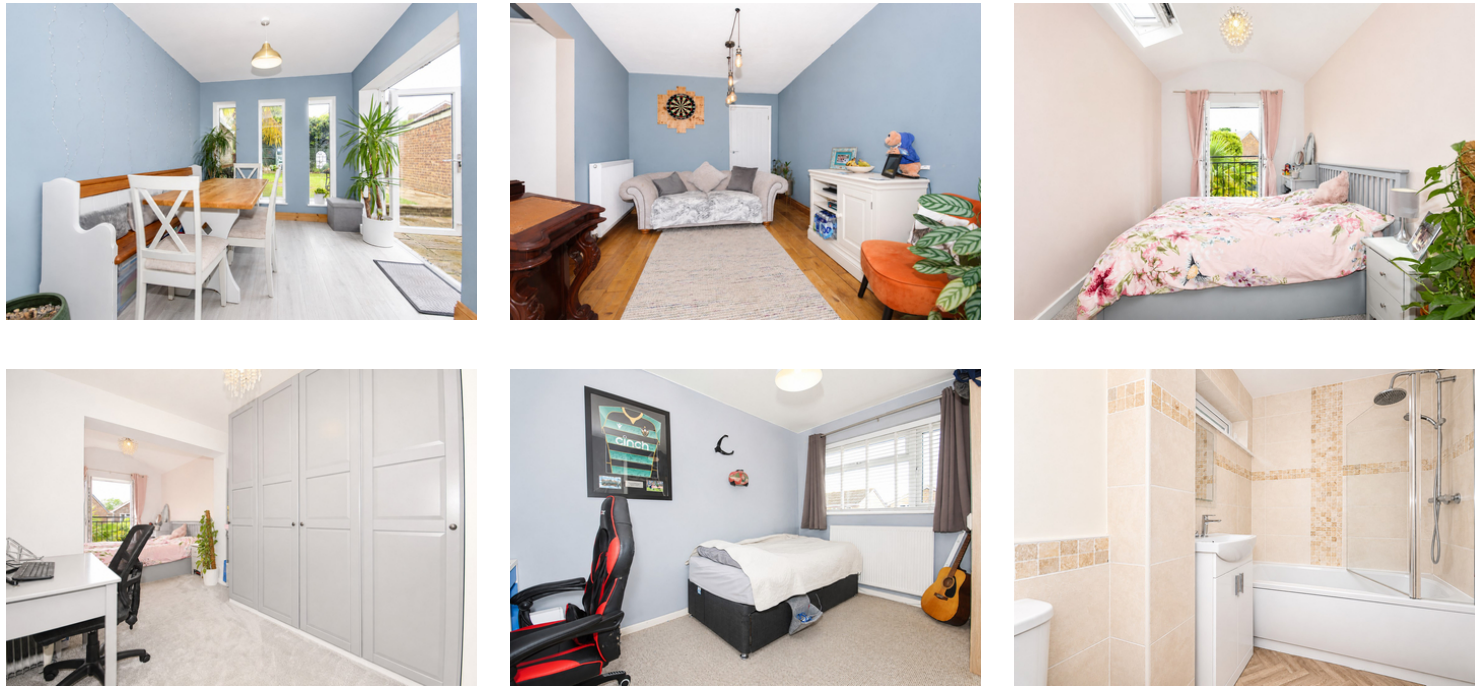




8 RUSKIN CLOSE

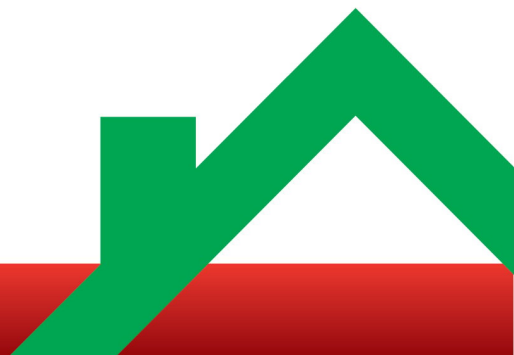
HILLSIDE
RUGBY
WARWICKSHIRE
CV22 5RU

Offers in Region of £375,000 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 well presented and extended four bedroom detached property situated in the popular residential location of Hillside, 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 parade of local shops, Sainsburys supermarket, excellent schooling for all ages and bus routes to Rugby town centre.

Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston, both reachable within the hour. Additionally, there is convenient access to major road and motorway networks including the M1, M6, A5 and A14, making the location ideal for those wishing to commute.

The accommodation is set over two floors and in brief, comprises of an entrance hall with tiled flooring and stairs rising to the first floor landing. The lounge has a feature chimney breast with log burning stove and oak wood flooring continuing through to the dining/family room. The dining area has a useful under stairs storage cupboard with the family area having French doors opening onto the rear garden. The modern fitted kitchen has a four ring hob with extractor over, double oven, integrated fridge/freezer and a separate utility room. A contemporary ground floor cloakroom/w.c. is fitted with a low level w.c. and vanity unit with inset wash hand basin with tiled splash backs.

To the first floor, the landing has a useful storage cupboard and doors off to the master bedroom which has a Velux window, dressing area, fitted wardrobes and Juliet balcony with French doors. Bedroom two benefits from fitted wardrobes and there are two further well-proportioned bedrooms. Bedrooms are serviced by the modern part tiled family bathroom which is fitted with a panelled bath with shower and screen over, vanity unit with inset wash hand basin, low level w.c. and extractor fan.

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

Externally, to the front is a driveway providing off road parking and leads to the brick built garage with power connected and an up-and-over door. The rear garden is enclosed by timber fencing to the boundaries and is predominantly laid to lawn with a patio area to the immediate rear of the property and a further patio area behind the garage.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 114 m² (1227 ft²).

AGENTS NOTES

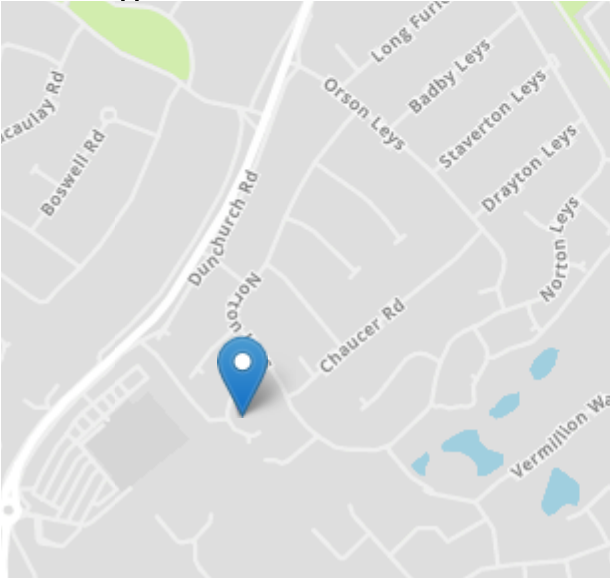
Council Tax Band 'D'.
What3Words: ///banana.gent.loss

MORTGAGE & LEGAL ADVICE

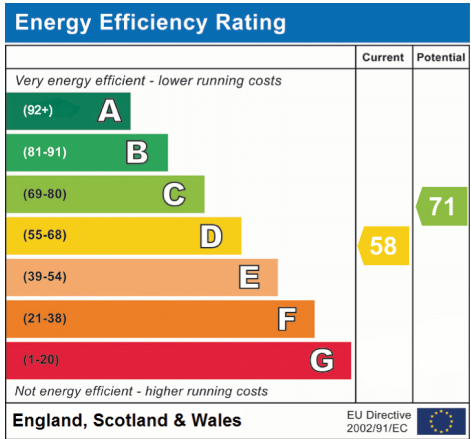
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- An Extended Four Bedroom Detached Property
- Popular Residential Location
- Lounge with Log Burning Stove and Dining/Family Room
- Fitted Kitchen with Oven, Hob, Integrated Appliances and Separate Utility Room
- Ground Floor Cloakroom/W.C. and First floor Family Bathroom with Three Piece White Suite
- 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



ROOM DIMENSIONS

Ground Floor

Entrance Hall

7' 0" x 5' 2" (2.13m x 1.57m)

Lounge

15' 3" x 12' 3" (4.65m x 3.73m)

Dining/Family Room

Dining Room: 13' 4" maximum x 8' 6" (4.06m maximum x 2.59m)

Family Room: 10' 3" x 8' 3" (3.12m x 2.51m)

Kitchen

9' 7" x 8' 10" (2.92m x 2.69m)

Utility Room

6' 7" x 6' 4" (2.01m x 1.93m)

Ground Floor Cloakroom/W.C.

5' 3" x 4' 3" (1.60m x 1.30m)

First Floor

Landing

13' 9" x 5' 9" maximum (4.19m x 1.75m maximum)

Bedroom One

21' 7" x 8' 3" (6.58m x 2.51m)

Bedroom Two

13' 3" x 9' 5" (4.04m x 2.87m)

Bedroom Three

12' 3" x 8' 3" (3.73m x 2.51m)

Bedroom Four

9' 5" x 9' 4" (2.87m x 2.84m)

Family Bathroom

8' 8" x 5' 5" (2.64m x 1.65m)

Externally

Garage

16' 3" x 8' 2" (4.95m x 2.49m)

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.