



53 CATESBY ROAD

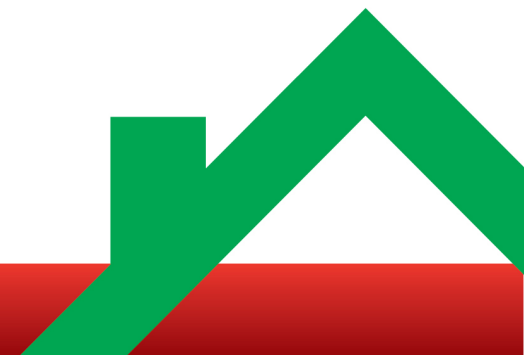
HILLMORTON
RUGBY
WARWICKSHIRE
CV22 5JJ

£395,000 Freehold



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 traditional and extended four bedroom semi detached property which is located in the sought after 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. Nearby Rugby town centre offers a wealth 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/A45 and A426 road and motorway networks. 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 stairs rising to the first floor landing and has a useful under stairs storage cupboard. To the left, is a cloakroom giving access to two utility cupboards and the ground floor shower room. The spacious open plan lounge/dining room has a feature fireplace with inset fire and a bay window. The kitchen/breakfast room has and oven and hob with extractor over, space and plumbing for appliances, French doors opening onto the rear garden and a large storage pantry.

To the first floor, the landing has doors off to the master bedroom with a bay window and built in wardrobe space and there are three further well-proportioned bedrooms. The fully tiled family bathroom is fitted with a three piece white suite to include a panelled bath with shower and screen over, vanity unit with inset wash hand basin and low level w.c.

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

Externally, to the front is a driveway providing ample off road parking and gives access to the garage, where there is a useful storage area. The rear garden is predominantly laid to lawn with a patio area to the immediate rear and a further seating area, ideal for entertaining. The garden is enclosed by timber fencing to the boundaries and has pedestrian side access to the frontage of the property.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 97 m² (1044 ft²).

AGENTS NOTES

Council Tax Band 'C'.
Estimated Rental Value: £1350 pcm approx.
What3Words: ///prove.hardly.spoil

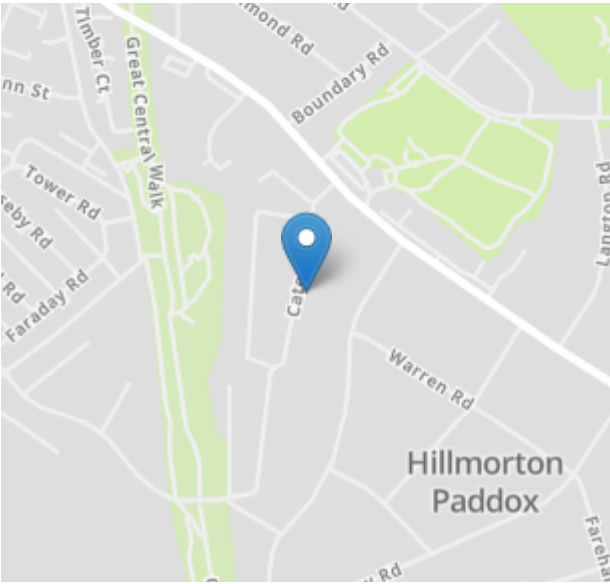
MORTGAGE & LEGAL ADVICE

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 Traditional and Extended Four Bedroom Semi Detached Property
- Sought After Residential Location
- Open Plan Lounge/Dining Room with Feature Fireplace and Bay Window
- Fitted Kitchen with Oven, Hob and French Doors to Rear Garden
- Ground Floor Shower Room and First Floor Family Bathroom
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Enclosed Rear Garden, Ample 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		81
(69-80) C		
(55-68) D	61	
(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

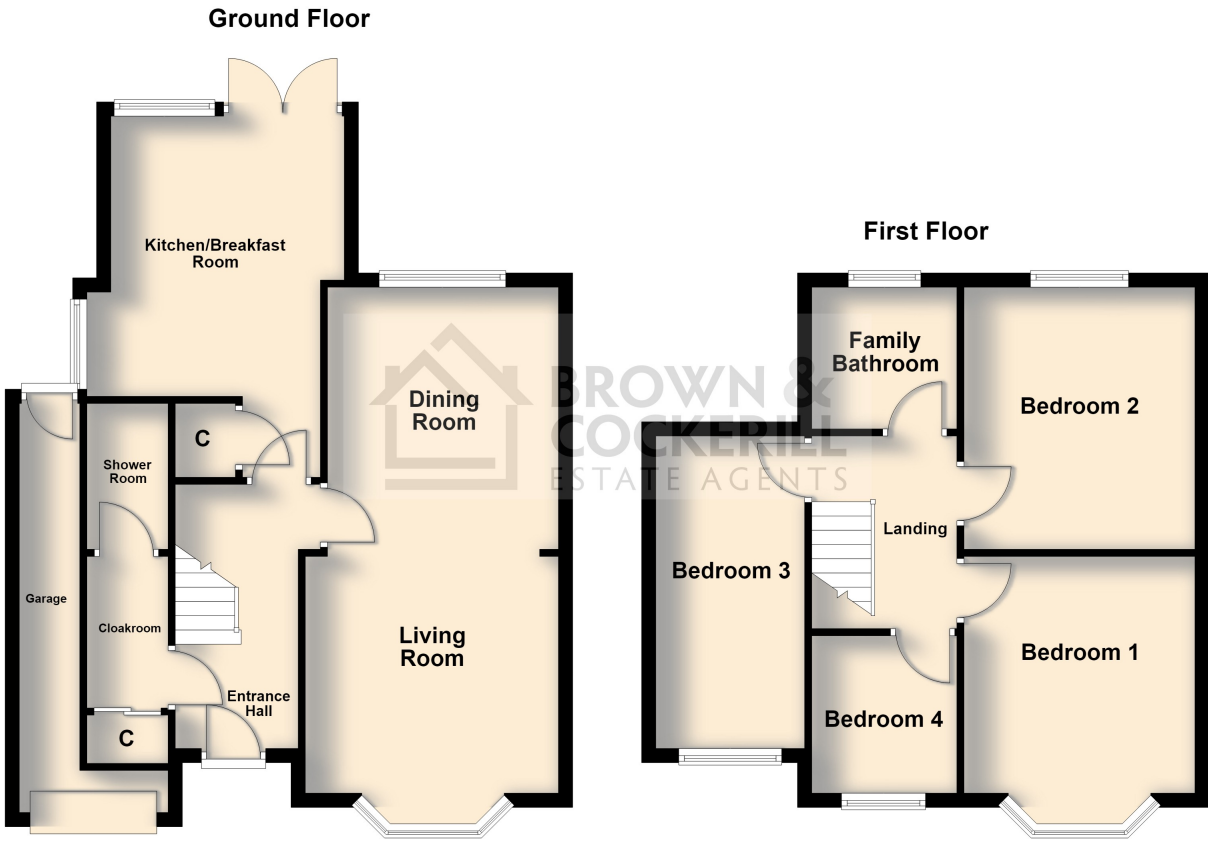
Ground Floor

Entrance Hall
12' 2" x 5' 8" (3.71m x 1.73m)
Cloakroom
7' 0" x 3' 10" (2.13m x 1.17m)
Ground Floor Shower Room
6' 5" x 3' 10" (1.96m x 1.17m)
Lounge/Dining Room
Lounge Area: 11' 8" x 10' 11" (3.56m x 3.33m)
Dining Area: 12' 2" x 10' 11" (3.71m x 3.33m)
Kitchen/Breakfast Room
16' 8" maximum x 10' 9" (5.08m maximum x 3.28m)
First Floor

Landing
8' 10" x 6' 5" (2.69m x 1.96m)

Bedroom One
11' 0" x 10' 11" (3.35m x 3.33m)
Bedroom Two
12' 3" x 10' 11" (3.73m x 3.33m)
Bedroom Three
14' 5" x 7' 3" (4.39m x 2.21m)
Bedroom Four
7' 6" x 6' 5" (2.29m x 1.96m)
Family Bathroom
6' 6" x 6' 4" (1.98m x 1.93m)
Externally
Garage with Storage Area

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.