







BROWN & COCKERILL ESTATE AGENTS







31 DUNSMORE AVENUE

Offers Over £415,000 Freehold

HILLMORTON
RUGBY
WARWICKSHIRE
CV22 5HD

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 spacious two bedroom detached bungalow 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 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.

In brief, the spacious accommodation comprises of an entrance porch giving access to the L-shaped entrance hall which benefits from having two large storage cupboards, one of which houses the recently fitted boiler, and has doors off to the remaining ground floor accommodation. The part tiled cloakroom/w.c. is fitted with a white suite to include a low level w.c. and wash hand basin. The lounge has a brick built feature fireplace with inset electric fire and there is a separate dining room with a door giving access to the conservatory. The conservatory benefits from tiled flooring with French doors opening onto the rear garden. The fitted kitchen comprises of a built in double oven, hob with extractor over, space and plumbing for appliances with a pedestrian door giving access to the rear garden, The master bedroom has built in bedroom furniture and there is a further well proportioned bedroom, again with fitted wardrobes. Bedrooms are serviced by the fully tiled family bathroom fitted with a four piece suite to include a panelled bath, separate corner shower enclosure and vanity unit with inset wash hand basin and w.c.

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

Externally, to the front of the property is a block paved driveway providing off road parking and is enclosed by a low level brick wall with metal railings with direct access to the garage. The garage houses the modern fuse box and gas meter, and has an up and over door. The enclosed rear garden enjoys a private aspect and is predominantly laid to lawn with a paved patio area to the immediate rear and pedestrian access to the frontage.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 102 m² (1097 ft²).

AGENTS NOTES

Council Tax Band 'E'.
Estimated Rental Value: £1300 pcm approx.
What3Words: ///year.reef.ages

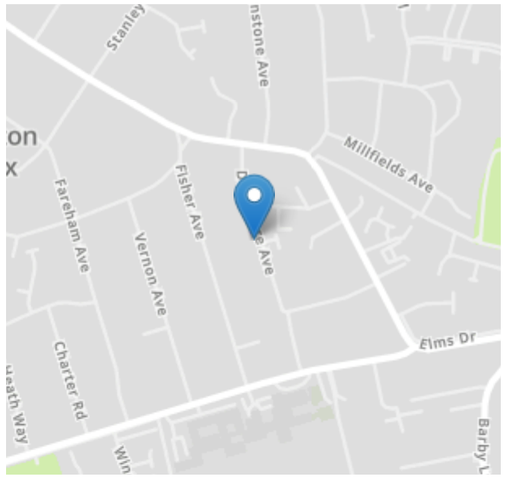
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

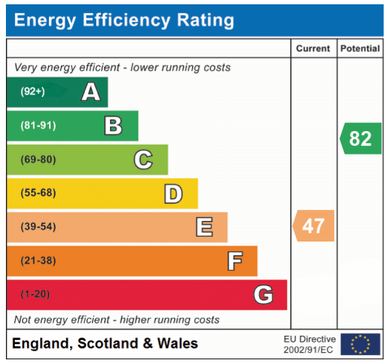
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Spacious Two Bedroom Detached Bungalow**
- **Sought After Residential Location**
- **Lounge with Brick Built Fireplace and Separate Dining Room**
- **Conservatory, Cloakroom/W.C. and Family Bathroom**
- **Fitted Kitchen with Double Oven and Hob**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Enclosed Rear Garden, Off Road Parking and Integral Garage**
- **Early Viewing is Highly Recommended to Avoid Disappointment**



ENERGY PERFORMANCE CERTIFICATE



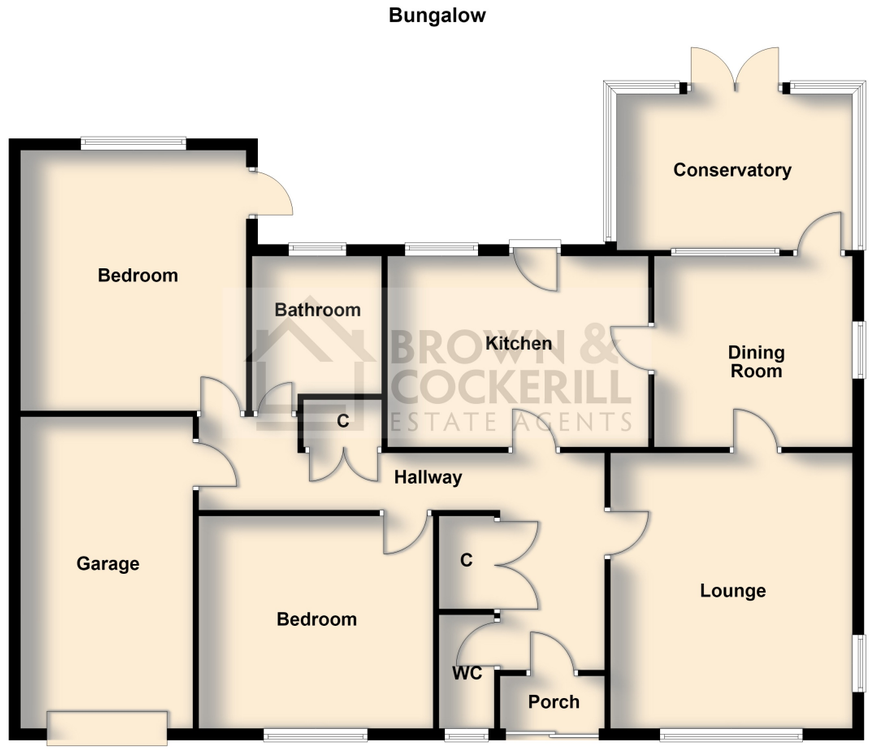
ROOM DIMENSIONS

Ground Floor

Entrance Porch
6' 1" x 3' 0" (1.85m x 0.91m)
Entrance Hall
22' 0" maximum x 12' 3" maximum (6.71m maximum x 3.73m maximum)
Cloakroom/W.C.
6' 6" x 3' 2" (1.98m x 0.97m)
Lounge
15' 9" x 13' 10" (4.80m x 4.22m)
Dining Room
11' 4" x 10' 11" (3.45m x 3.33m)
Conservatory
13' 6" x 8' 11" (4.11m x 2.72m)
Kitchen
14' 11" x 10' 10" (4.55m x 3.30m)
Family Bathroom
8' 10" maximum x 7' 5" (2.69m maximum x 2.26m)
Bedroom One
15' 0" x 12' 11" (4.57m x 3.94m)
Bedroom Two
13' 5" x 12' 2" (4.09m x 3.71m)
Externally

Garage
17' 9" x 9' 11" (5.41m x 3.02m)

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 vendorâ€™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.