



40 Orson Leys, Hillside, Rugby, Warwickshire, CV22 5RF

HOWKINS &
HARRISON

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Warwickshire, CV22 5RF

Guide Price: £335,000

An extended four bedroom semi detached property with enclosed rear garden and single garage with parking. Located on the popular Hillside estate, this property is within walking distance of local amenities.

Features

- Extended
- Two reception rooms
- Four bedrooms
- Spacious utility
- Cream shaker style kitchen
- Popular residential area
- Single garage
- Parking
- Enclosed landscaped garden
- EPC Rating - C



Location

The property is situated just over a mile from Rugby town centre in the established and popular residential area of Hillside, just off Dunchurch Road. From here it is only a short drive (or a brisk walk) to the centre of town which offers an extensive range of shopping facilities including national retailers and independent outlets. Rugby also has a mainline train station which offers a frequent service to London Euston in under 50 minutes. From Rugby, there is easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Ground Floor

From the front door enter into the hall where stairs rise to the first floor and doors lead to the ground floor accommodation including a useful under stairs storage cupboard and a cloakroom fitted with wall mounted wash hand basin, WC and ceramic tiled flooring. Two reception rooms provide flexible living accommodation with sitting room benefiting from a brick-built feature fireplace with gas fire inset and complimenting brick built tv stand. The study/snug offers an additional living space with French doors providing access to the rear garden. The kitchen is fitted with a variety of cream shaker style wall and base cabinets, drawers and pan drawers with wood effect work surface over and metro tiling to the splash back areas. Integrated appliances include a gas hob with extractor fan over, double electric oven, fridge, freezer and dishwasher with tiling to the splash back areas. Wood effect flooring extends through to the spacious utility room fitted with further wall and base cabinets. A door from the utility provides access to the rear garden.



First Floor

A spacious landing with useful storage cupboard provides access to four bedrooms one of which is being used as a study and with the principal bedroom benefitting from fitted cupboards. The family bathroom is fitted with attractive vinyl tiled flooring, a p-shaped bath with chrome and glass shower screen and shower over, pedestal wash hand basin and WC.

Outside

To the front of the property there is established borders planted with a variety of shrubs and flowers. A paved pathway leads to the front door and around the front of the property. There is a paved driveway to the side of the property which provides parking in front of the single garage. A side gate provides access to the attractive landscaped rear garden which has mature planting and screening, a paved patio, ideal for al fresco dining, ornamental pond and paved pathways which lead to the green house and shed.



Viewing

Strictly by prior appointment via the selling agents. Contact 01788 564666.

Fixtures and Fittings

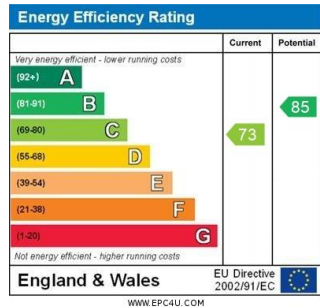
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

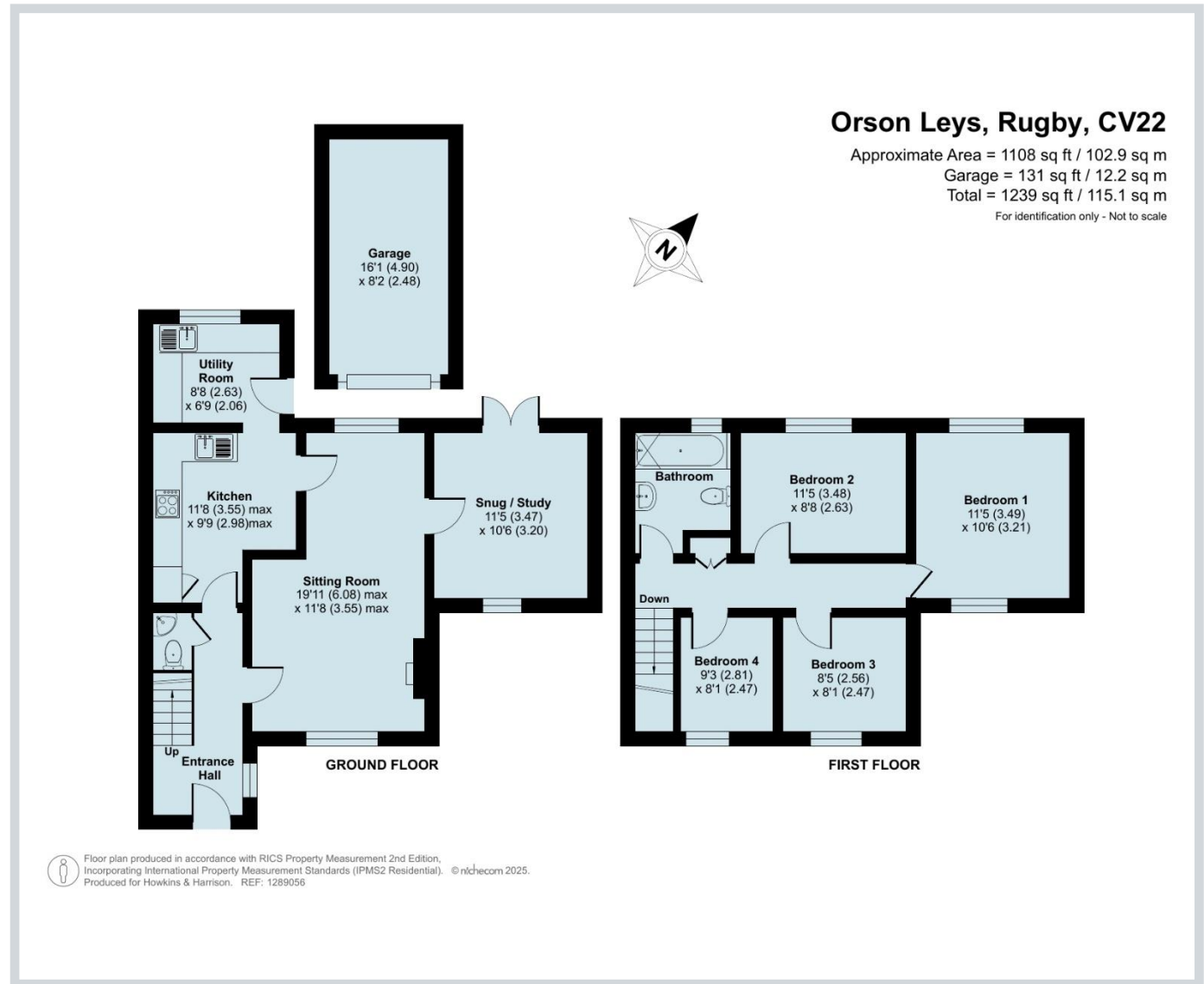
Rugby Borough Council. Tel: 01788 533533.
Council Tax Band – D



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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