



EDWARD KNIGHT
ESTATE AGENTS



- Three Bedrooms
- Semi-Detached
- Bathroom & Downstairs WC
- Front & Rear Gardens

106 Kingsley Avenue, Hillmorton, Rugby, CV21 4JZ

Offers Over £250,000

Offered to the market with No Upward Chain this traditional bay fronted semi-detached home is located close to Ashlawn High School, Abbots Farm Infant & Junior Schools along with Paddox Primary & Hillmorton Primary. Offering well proportioned accommodation throughout the property comprises : Porch, Hall, Lounge/Diner, Kitchen, Guest WC, Three Bedrooms, Bathroom, Front Garden with Driveway, Single Garage & a pretty rear garden. Early viewing is advised due to the nearby popular schooling options.



Property Description

SUMMARY

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LOCATION

Kingsley Avenue is a popular tree lined road which is situated in one of Rugby's most desirable locations and links Hillmorton Road with Lower Hillmorton Road being a suburb of Rugby, forming much of the eastern half of the town. Kingsley Avenue itself is close to a range of all-age schooling to include Ashlawn and Abbots Farm.

PORCH

uPVC double glazed front door into small porch with original decorative glazed wooden door into Hallway with decorative glazed side panels.

HALLWAY

Stairs rising to first floor. Wall mounted radiator. Two small under-stair storage cupboards. Door into Lounge/Diner. Door into Kitchen area.





LOUNGE/DINER

23' 9" x 10' 0" + alcoves (7.24m x 3.05m)

uPVC double glazed bay window to the front aspect. Wall mounted radiator. Gas fire with hearth, mantle and surround. Double doors into Kitchen. TV & telephone points.

KITCHEN

17' 0" x 8' 3" + side space & WC (5.18m x 2.51m)

Two double glazed windows onto the rear garden and one to the side aspect. Range of base and eye level units with work surface over and tiling to splash backs. Composite sink/drainers with mixer tap. Space for cooker with extractor and hob. Space and plumbing for washing machine and dishwasher. Door onto garden. Space for fridge/freezer. Door to WC.

WC

Double glazed window to the side. Low flush WC. Wash hand basin built into storage.



LANDING

Double glazed window to the side. Loft access hatch.
Doors to three bedrooms and bathroom.

BEDROOM ONE

10' 9" x 10' 0" + alcoves (3.28m x 3.05m)

Double glazed bay window to the front aspect. Wall mounted radiator. Storage built into alcoves.

BEDROOM TWO

11' 7" x 10' 0" + alcoves (3.53m x 3.05m)

Double glazed window to the rear. Wall mounted radiator. Picture rail. Alcove storage cupboards (one housing Worcester Combination boiler).

BEDROOM THREE

6' 11" x 5' 9" (2.11m x 1.75m)

Double glazed window to the front aspect. Wall mounted radiator.

BATHROOM

Opaque double glazed window to the rear. Tiled floor.
Panelled bath with electric shower over. Pedestal wash hand basin. Low flush W.C. Wall mounted radiator.

FRONTAGE

Driveway leading to single garage. Gate into rear garden. Front lawn with pleasant borders and shrubs. Enclosed by low level wall.

GARAGE

Single garage with metal up and over door. Courtesy door into rear garden.

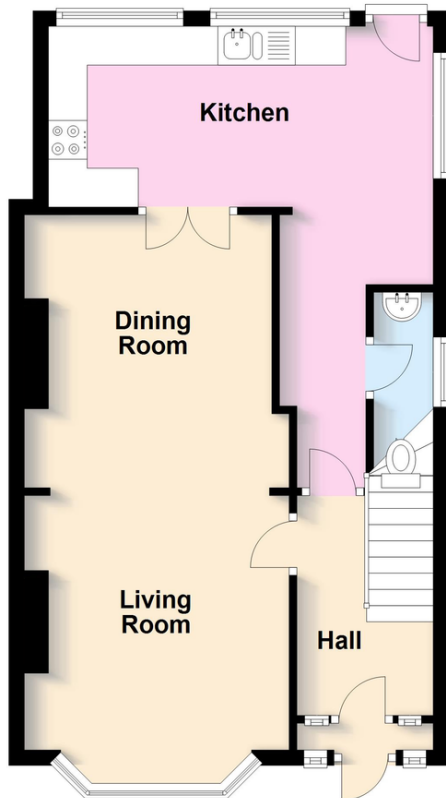
GARDEN

Initial slightly raised patio with two steps down to predominantly lawned area with good size well-tended borders. Enclosed by timber fence and wire fence with some bushes, Shed area, Side door into garage. Side gate onto driveway.



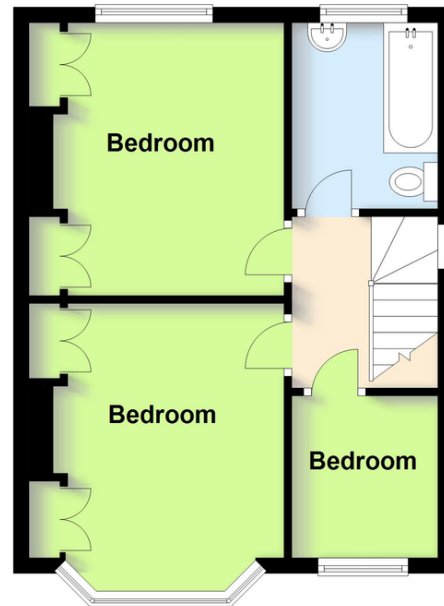
Ground Floor

Approx. 48.7 sq. metres (524.7 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.0 sq. feet)



Total area: approx. 85.5 sq. metres (920.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.