



EDWARD KNIGHT
ESTATE AGENTS

15 MOYEADY AVENUE, HILLMORTON, RUGBY, WARWICKSHIRE, CV22 5HE

GUIDE PRICE £269,950





Entrance Hall

Enter via a uPVC double glazed front door. Radiator. Wood effect flooring. Stairs rising to first floor. Wall mounted electric consumer unit.

Lounge

14' 2" x 11' 6" (4.32m x 3.51m) uPVC double glazed bay window to front aspect. Radiator. Feature fireplace with working open fire. Television point. Telephone point.

Dining Room

12' 1" x 12' 8" (3.68m x 3.86m) Wood effect flooring. Radiator. Feature fireplace with cupboard to the side of the chimney breast. Door giving access into storage cupboard with wall mounted combination boiler.

Kitchen Breakfast Room

15' 7" x 9' 1" (4.75m x 2.77m) A range of kitchen units both base and wall mounted with a roll edge worksurface. Stainless steel one and a half bowl sink with mixer taps and tiled splash backs. Integrated double oven, four ring gas hob with extractor hood and a dishwasher. Space for washing machine, dryer and fridge freezer. Access to an understairs pantry. A ceramic tiled floor. The breakfast area has double opening patio doors to the rear garden.



Family Bathroom

4' 8" x 11' 10" (1.42m x 3.61m) Ceramic tiled floors and walls. uPVC double glazed window to side and rear aspect. Radiator. Wash hand basin with vanity unit below. Low flush wc with integrated flush. Corner bath with electric shower over.

Stairs & Landing

Loft hatch with ladder access and doors to all further accommodation.

Bedroom One

14' 8" x 13' 10" (4.47m x 4.22m) uPVC double glazed bay window to front aspect. Radiator. Television point. Cast iron feature Victorian fireplace.

Bedroom Two

12' 7" x 9' 5" (3.84m x 2.87m) uPVC double glazed window to rear aspect. Radiator. Television point. Cast iron feature Victorian fireplace.

Bedroom Three

9' x 10' 8" (2.74m x 3.25m) uPVC double glazed window to rear aspect. Radiator. Television point.

Shower Room

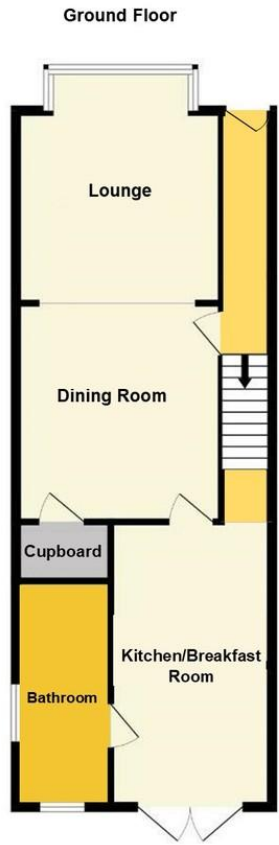
Low flush wc. Pedestal wash hand basin with mixer taps. Shower cubicle with rain forest effect shower head.

Rear Garden

Slabbed patio area and further lawned area with stoned pathway. Hard standing area to the rear of the garden all of which is enclosed by concrete post timber panelled fencing. Access to the side of the property via a private alley and lockable timber gateway.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		