



Coton Road, Hillmorton, Rugby, CV21 4LW



GUILD HOUSE
Estate Agents



Guild House estate agents are delighted to present for sale this immaculate mid terrace property situated in the highly sought after Hillmorton area. Ideally located within easy walking distance of some excellent local amenities including a post office, chemist and supermarkets as well as being in the catchment for highly regarded primary schools and Ashlawn Academy secondary school. Major road network links are all within a ten minute drive and access to a regular bus service into Rugby town centre is also just a two minute walk away.

This spacious family home has recently been redecorated throughout and offers excellent accommodation to include: entrance hallway, good sized lounge and a fantastic modern refitted kitchen/diner, fitted with navy blue shaker style units, integrated fridge/freezer, built in oven, induction hob and extractor. Finished with a white marble effect worktop and herringbone vinyl flooring. To the first floor there are three well proportioned bedrooms and a fabulous refitted family bathroom. The property further benefits from gas central heating with 'hive' and double glazing throughout.

Externally the enclosed rear garden is mainly laid to lawn with patio area and brick storage shed which is ideal for storage or utilising as a utility room.

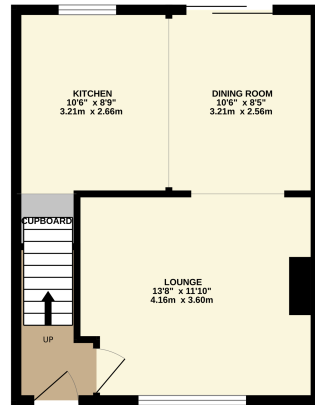
Early viewing highly recommended. NO ONWARD CHAIN.



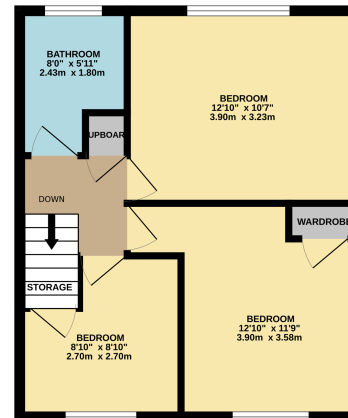
- HILLMORTON
- THREE GOOD SIZED BEDROOMS
- REFITTED KITCHEN/DINER
- REFITTED BATHROOM
- REDECORATED THROUGHOUT
- NEW FLOORING THROUGHOUT
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- OFF ROAD PARKING FOR TWO CARS
- EPC - C
- NO ONWARD CHAIN
- GOOD SCHOOL CATCHMENT



GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.