



Portland Road, Hillmorton, Rugby, CV21 3RU



**GUILD HOUSE**  
Estate Agents





Guild House estate agents are pleased to offer for sale this mature detached property situated in the ever popular Hillmorton area in Rugby. The property is within easy walking distance of local shops and highly regarded schooling, as well as being ideally located for easy access into Rugby town centre and just a short drive from A45/M1/M6 motorway links.

This much loved family home is in need of some cosmetic updating but offers prospective buyers the opportunity to create a fantastic family home in one of Rugby's most sought after areas. In brief the accommodation to the ground floor comprises: porch, entrance hallway, lounge with bay window and feature fireplace with gas inset fire, a well proportioned dining room which boasts sliding patio doors into the sunroom. Completing the ground floor is an extended galley kitchen which has been refitted with oak fronted shaker style units, integrated fridge/freezer and free standing range cooker. To the first floor there are two generous double bedrooms, one of which benefits from built in wardrobes, a single bedroom and refitted bathroom. The property further benefits from gas central heating and upvc double glazing throughout.

Externally the extensive private rear garden is fully stocked with mature shrubs and over looks open space. Mainly laid to lawn with a paved patio area and side door into the garage. To the front of the property there is a gated driveway to side and access to the front of the garage.

VIEWING HIGHLY RECOMMENDED.



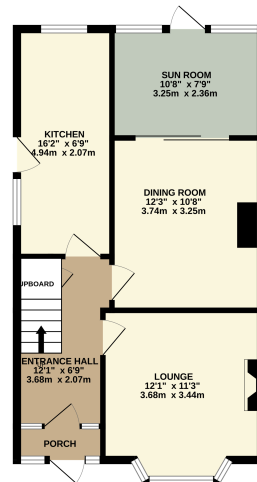


- MATURE DETACHED
- HILLMORTON
- 3 BEDROOMS
- REFITTED GALLEY KITCHEN
- REFITTED BATHROOM
- SEPARATE RECEPTION ROOMS
- SUNROOM
- GARAGE AND GATED DRIVEWAY
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- OPEN VIEWS TO THE REAR ASPECT
- EPC - TBC
- WALKING DISTANCE TO LOCAL SHOPS AND SCHOOLING
- 10 MINUTES TO RUGBY TRAIN STATION

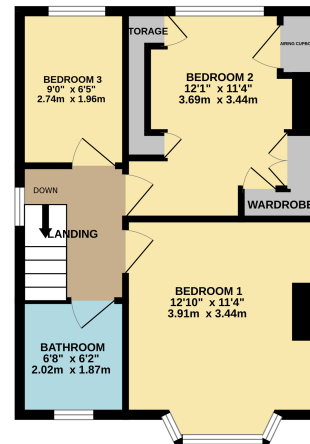




GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 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.