



Fareham Avenue, Hillmorton, Rugby, CV22 5HS



**GUILD HOUSE**  
Estate Agents





OPEN HOUSE SATURDAY 7TH JUNE 9.30AM TO 11.00AM

Guild House estate agents are pleased to offer for sale this mature semi detached property situated in one of Hillmorton's most popular roads. 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 spacious home is in need of updating and modernisation 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: entrance hallway, generous lounge with feature bay window and french doors through to a well proportioned dining room which boasts sliding patio doors onto the garden. Completing the ground floor is an extended galley kitchen which has been refitted with cream shaker style units. To the first floor there are two generous double bedrooms, a single bedroom and bathroom with adjoining W.C. The property further benefits from gas central heating and double glazing throughout.

Externally the extensive private rear garden is fully stocked with mature shrubs and trees. There's a paved patio area and side door into the garage. To the front of the property there is a further mature garden with lawn enclosed by mature hedgerows, driveway to side and access to the front of the garage.

VACANT POSSESSION. OPEN HOUSE SATURDAY 7TH JUNE 9.30-11.00AM PLEASE CALL 01788 577218 TO BOOK AN APPOINTMENT.



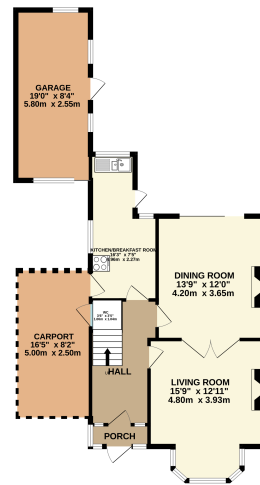


- OPEN HOUSE SATURDAY 7TH June  
9.30am-11.00AM
- PADDOX/ASHLAWN ACADEMY  
CATCHMENT
- MATURE SEMI DETACHED
- REFITTED GALLEY KITCHEN
- SEPARATE RECEPTION ROOMS
- HUGE SCOPE TO EXTEND
- LARGE ENCLOSED REAR GARDEN
- GARAGE AND DRIVEWAY
- EPC - D
- NO ONWARD CHAIN

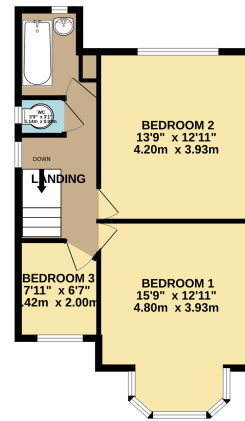




GROUND FLOOR  
840 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR  
528 sq.ft. (49.0 sq.m.) approx.



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[guildhouseestateagents.co.uk](http://guildhouseestateagents.co.uk)

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.