

Gibson Drive, Rugby, CV21 4LL



GUILD HOUSE
Estate Agents





OPEN HOUSE SATURDAY 8TH NOVEMBER 10.30-11.30AM

Guild House estate agents are delighted to offer for sale this extended semi detached property in the sought after area of Hillmorton. The property is positioned within easy walking distance of some excellent local amenities as well as being situated in some well regarded school catchment areas. There is access to a regular bus service into Rugby town centre and M1/M6 motorway links are just a ten minute drive away.

This spacious semi detached home is in need of some cosmetic updating but offers prospective buyers the opportunity to create a fantastic family home. In brief the accommodation comprises: entrance hallway with under stairs storage, second reception room/dining room, great sized lounge with feature fireplace and sliding patio doors onto the garden. The breakfast kitchen is fitted with a comprehensive range of oak style with slot in gas cooker and plenty of space for appliances. To the first floor there are three double bedrooms two of them benefiting from built in wardrobes and a spacious refitted family bathroom. Internally the property benefits further from gas central heating and double glazing throughout.

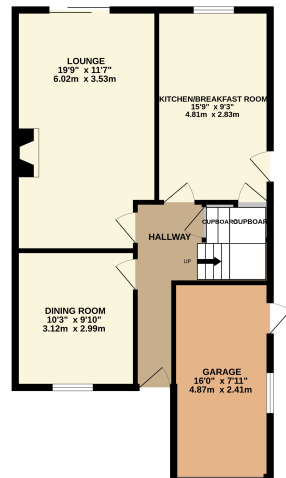
Externally the rear garden is fully enclosed by timber fencing. Mainly laid to lawn and fully stocked with mature shrubs and plants. A secure gate leads to the front of the property where there is a further low maintenance garden, access to the front of the garage and driveway.



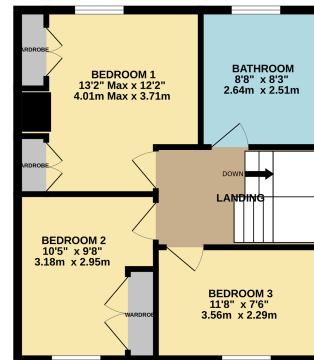
- HILLMORTON
- NO ONWARD CHAIN
- THREE BEDROOMS
- EXTENDED SEMI DETACHED
- IN NEED OF SOME COSMETIC UPDATING
- BREAKFAST KITCHEN
- DINING ROOM
- REFITTED BATHROOM
- DOUBLE GLAZING & GAS CENTRAL HEATING
- FRONT AND REAR GARDENS
- GARAGE & DRIVEWAY
- EPC - TBC



GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 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.