



Oval Road, Hillmorton, Rugby, CV22 5LH



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Number 10 Oval Road is situated in one of the most exclusive parts of Hillmorton. This mature semi detached has been a very much loved home for the same family for over 50 years, now 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 post codes. In brief the accommodation comprises: entrance hallway with original Minton tiled floor, cloakroom/W.C., spacious lounge with feature bay window and archway through to the dining room. French doors open into a lovely bright garden room which would make an ideal playroom with its doors onto the patio. Completing the ground floor is a good sized breakfast kitchen, fitted with shaker style units and benefiting from a built in double oven, gas hob and extractor. Also including a freestanding washing machine, under counter fridge and dishwasher. To the first floor are two generous double bedrooms both having built in wardrobes, a good sized third bedroom also with built in storage and a spacious family bathroom with separate shower enclosure. Internally the property further benefits from gas central heating, upvc double glazing throughout and a fully boarded loft with pull down ladder.

Externally the large private rear garden seems endless, enclosed by mature hedgerows. Well stocked borders surround well tended lawns, as well as a paved patio ideal for outdoor entertaining, barbecue area and secure gate out to the driveway where there is access to the front of the detached brick built garage. To the front of the property there is another well tended lawn enclosed by mature shrubs, this could easily be adapted to provide further parking if needed. A driveway to the side of the property currently provides parking for at least 3 vehicles.

Must be viewed to fully appreciate the potential this semi detached offers in an exclusive part of Hillmorton.

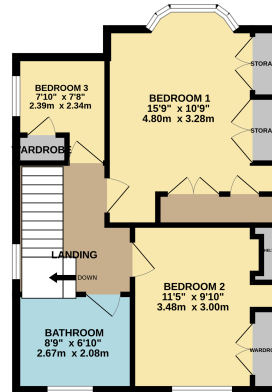
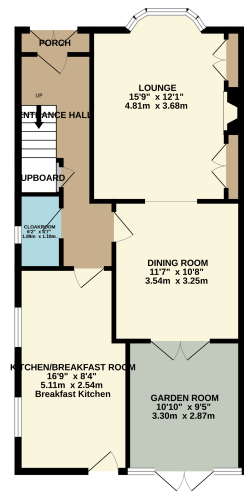


- PADDOX/ASHLAWN ACADEMY CATCHMENT
- SEMI DETACHED
- THREE GOOD SIZED BEDROOMS
- POTENTIAL TO EXTEND FURTHER
- BREAKFAST KITCHEN
- LARGE REAR GARDEN
- GARDEN ROOM
- SEPARATE RECEPTION ROOMS
- GARAGE AND DRIVEWAY
- FAMILY BATHROOM
- NO ONWARD CHAIN



GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.

1ST FLOOR
496 sq.ft. (46.0 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.



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