



Browning Road, Hillmorton, Rugby, CV21 4BT



GUILD HOUSE
Estate Agents



Guild House estate agents are pleased to offer for sale this extended detached bungalow with potential to extend further still. The property is situated in the ever popular Hillmorton area and benefits from being close to some excellent local amenities. Hillmorton itself has three small supermarkets, post office, dentist, opticians and several public houses. Rugby town centre is a short drive away and the area is also supported by a regular bus service.

This well maintained bungalow offers spacious living accommodation throughout to include: entrance hallway, good sized lounge with bay window and feature fireplace, two well proportioned double bedrooms, an extended and refitted kitchen/diner with sliding patio doors onto the garden. The kitchen is fitted with a range of modern high gloss units and built in oven, gas hob and extractor. Completing this lovely home is a modern refitted shower room. The bungalow further benefits from gas central heating and upvc double glazing throughout.

Externally the rear garden offers a huge degree of privacy, fully enclosed by timber fencing, mature shrubs and well stocked borders. There's a well tended lawn and paved pation area. A secure gate leads through to a handy covered storage space which runs the length of the side of the house. To the front of the property is a block paved driveway and garage.

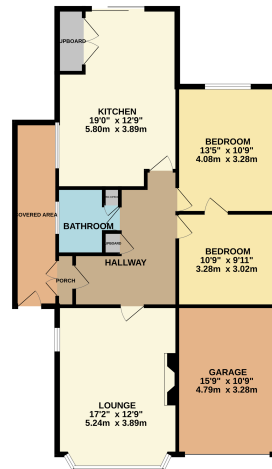
Internal viewing highly recommended.



- HILLMORTON
- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- EXTENDED
- REFITTED KITCHEN AND SHOWER ROOM
- SPACIOUS LOUNGE WITH BAY WINDOW
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- PRIVATE REAR GARDEN
- GARAGE AND DRIVEWAY
- EPC RATING 'D'



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan, measurements, room sizes, areas, volume etc. they are for general guidance only and should not be relied upon for any legal or professional purposes. The floorplan and dimensions are for general information only and should not be used as a guarantee of any kind. (Measured on 10/11/2022)

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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