

Lower Hillmorton Road, Rugby, CV21 3TJ



GUILD HOUSE
Estate Agents





Guild House estate agents are delighted to offer for sale this extended mature semi detached property located in the ever popular Hillmorton area. Presented to a good standard throughout this lovely family home offers spacious accommodation with the benefit of being able to extend further ...subject to planning consent. Situated within easy walking distance of some excellent local amenities including supermarkets, hairdressers and takeaways as well as being in the catchment area for several well regarded primary schools and the sought after Ashlawn Academy. Rugby town centre and train station are both only a 10 minute walk too.

In brief the accommodation to the ground floor comprises: entrance hallway with original Minton tiled floor and a handy under stairs cupboard, living room with feature bay window, fireplace with cast iron insert, spacious kitchen/diner with french doors leading onto the garden. The kitchen has been refitted with a range of cream shaker style units, with built in oven, gas hob and extractor.

To the first floor the front double bedroom benefits from a feature bay window, built in wardrobe, cast iron fireplace and exposed floorboards, a second double bedroom with feature fireplace, exposed floorboards and built in storage and a surprisingly generous third bedroom. Completing the first floor is the refitted shower room. The property further benefits from having a completely new roof less than 10 years ago, a new combi boiler, upvc double glazing and gas central heating throughout.

Externally there is a large rear garden, mainly laid to lawn with mature shrubs and trees, paved patio area, timber summer house and shed. The larger than average brick built garage has a side access door, power and lighting. The front and side of the property provides ample off road parking.

Internal viewing highly recommended.

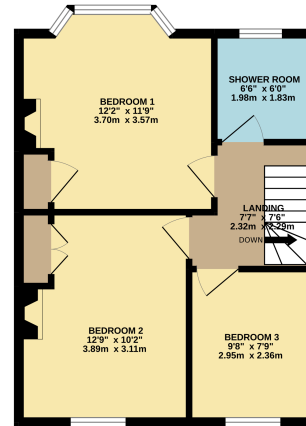
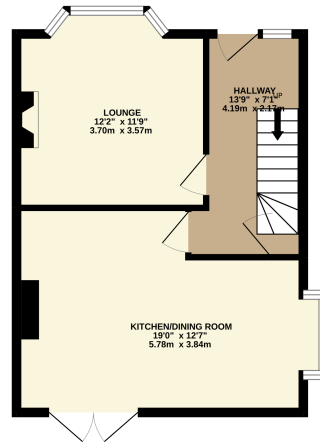


- TRADITIONAL SEMI DETACHED
- ASHLAWN ACADEMY CATCHMENT
- THREE GOOD SIZED BEDROOMS
- LARGE ENCLOSED REAR GARDEN
- GARAGE AND OFF ROAD PARKING
- REFITTED KITCHEN/DINER
- REFITTED SHOWER ROOM
- UPVC DOUBLE GLAZING
- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO TOWN CENTRE AND TRAIN STATION
- EPC RATING - TBC



GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



01788 577 218
info@guild-house.com
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.



GUILD HOUSE
 Estate Agents