

**2 Robert Hill Close
Hillmorton
RUGBY
CV21 4NB**

Guide Price £325,000



- **THREE BEDROOM**
- **ENSUITE FACILITIES**
- **CONSERVATORY**
- **GENEROUSLY SIZED GARDEN**
- **GARAGE AND PARKING**

- **DETACHED BUNGALOW**
- **LOUNGE**
- **FITTED KITCHEN**
- **DETACHED MUSIC ROOM/WORKSHOP**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A detached three bedroom bungalow located in a cul de sac, in the popular location of Hillmorton. In brief the accommodation comprises; entrance hall, lounge, conservatory, kitchen, three bedrooms, bathroom and an ensuite shower room. Externally there are established gardens with a range of herbaceous borders, shrubs and trees. This property also benefits from double glazing, gas central heating, a detached soundproofed music room, a garage and off road parking.

The property is conveniently located for a range of local amenities including, local shops, and takeaways. There are excellent transport links to include regular bus routes, easy access to the regions central motorway networks including the M1/M6 and M45 and is only five minute drive to Rugby town centre and the railway station which operates mainline services to London Euston and Birmingham New Street.

Accommodation Comprises

Entry via side entrance door into:

Entrance Hall

Doors off to all rooms. Radiator.

Lounge

16'0" x 12'2" (4.90m x 3.73m)

Patio doors to conservatory. Feature fireplace with electric fire. Radiator. Doorway to kitchen.

Kitchen

11'10" x 9'4" (3.63m x 2.87m)

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Eye level oven and grill. Gas hob with extractor over. Integral slimline dishwasher. Space and plumbing for a washing machine. Space for a fridge/freezer. Wall mounted combination boiler. Tiling to splash areas. Window overlooking rear garden. Door to rear garden.

Conservatory

11'10" x 11'10" (3.63m x 3.63m)

Radiator. Tiled flooring. French doors opening to rear garden.

Bedroom One

13'1" x 9'6" (3.99m x 2.90m)

Window to front. Built in wardrobes and storage. Radiator. Door to ensuite.

Ensuite Shower Room

Fitted with a modern suite to comprise; shower cubicle with mixer shower, low level w.c. and wash hand basin. Tiled walls Tiled floor. Heated towel rail. Window to side elevation.

Bedroom Two

11'10" x 8'9" (3.61m x 2.69m)

Window to side. Radiator.

Bedroom Three

8'7" x 8'0" (2.64m x 2.46m)

Window to front. Radiator.

Bathroom

With suite to comprise; bath with shower and shower screen over, pedestal wash hand basin and low level w.c. Tiling to splash areas. Heated towel rail. Extractor fan.

Front Garden

Pathway to front. Planted with a variety of shrubs.

Garage

Brick built garage with window to front.

Detached Workshop / Music Room

20'0" x 20'0" (6.10m x 6.10m)

Wooden framed with steel cladding which is fully insulated and has acoustic soundproofing. Power and lighting connected.

Rear Garden

The established garden is mainly laid to lawn with paved patio area. Shrub and herbaceous borders. Banked area with established trees and enclosed by brick wall. Rockery. Outside water tap. Security light. Timber fencing to boundary. Gated pedestrian access.

Agents Note

Local Authority: Rugby

Council Tax Band: D

Energy Efficiency Rating: D







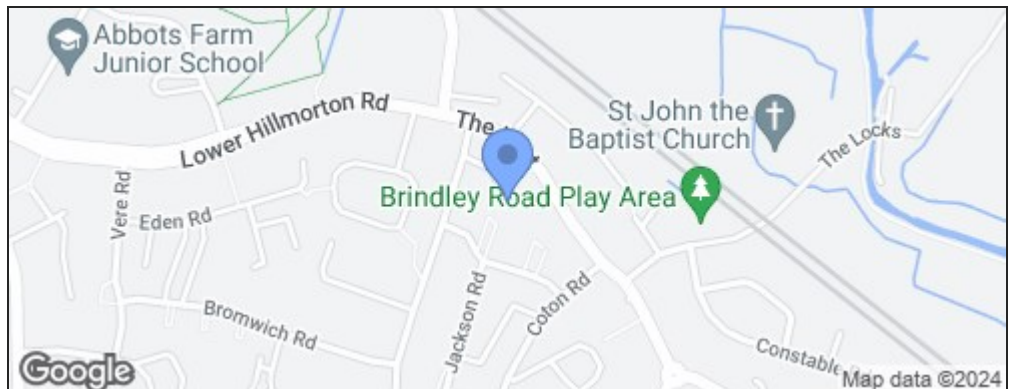
GROUND FLOOR
905 sq.ft. (84.1 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.