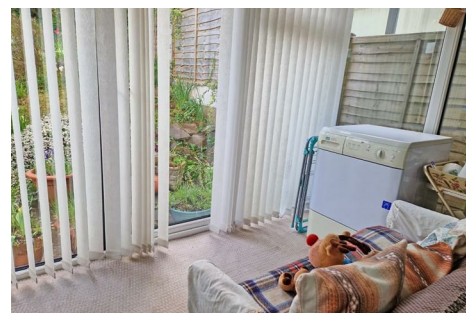


**336 Lower Hillmorton Road  
Hillmorton  
RUGBY  
CV21 4AE**

**Guide Price £230,000**



- **TWO BEDROOM**
- **CONSERVATORY**
- **FITTED KITCHEN**
- **GAS RADIATOR CENTRAL HEATING**
- **NO ONWARD CHAIN**

- **SEMI DETACHED BUNGALOW**
- **LOUNGE**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A two bedroom semi detached bungalow situated in the popular location of Hillmorton. In brief the accommodation comprises entrance porch, hallway, lounge, kitchen, conservatory, two bedrooms and a bathroom with walk in bath. The property further benefits from double glazing and gas central heating. Externally, there is a front garden with a driveway providing off road parking for several vehicles, and an enclosed rear garden. The property is offered with no onward chain. Transport links include regular bus routes, easy access to the region's central motorway networks and only five minute drive to Rugby Railway Station which operates mainline services to London Euston and Birmingham New Street.

### **Accommodation Comprises**

Entry via upvc entrance door into:

#### **Porch**

Part glazed hardwood door into:

#### **Entrance Hallway**

Radiator. Doors off to lounge, kitchen, bedrooms and bathroom.

#### **Lounge**

13'9" x 12'3" (4.20m x 3.74m)

Glazed aluminium window and door into conservatory. Feature fireplace with gas fire.

#### **Kitchen**

9'2" x 7'10" (2.80m x 2.40m)

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink unit with mixer tap over. Gas cooker. Space and plumbing for a washing machine. Space for a fridge/freezer. Wall mounted boiler. Door to rear lobby.

#### **Conservatory**

9'2" x 3'10" (2.80m x 1.19m)

Glazed windows to all sides. Door opening to rear garden.

#### **Rear Lobby**

Upvc door leading to rear garden.

#### **Bedroom One**

12'9" x 12'3" (3.90m x 3.74m)

Window to front. Radiator.

#### **Bedroom Two**

10'10" x 8'10" (3.31m x 2.71m)

Window to front. Radiator.

#### **Bathroom**

With suite to comprise; walk in bath with electric shower over, pedestal wash hand basin and low level w.c. Radiator. Window to side elevation.

#### **Front Garden**

Mainly laid to lawn with planted border. Driveway providing off road parking and leading to garage. Fence to side.

#### **Garage**

With up and over style door.

**Rear Garden**

Patio area with concrete steps up to garden. Raised beds. Area laid to lawn. A variety of trees and shrubs. Enclosed by hedges and timber fencing.

**Agents Note**

Local Authority: Rugby

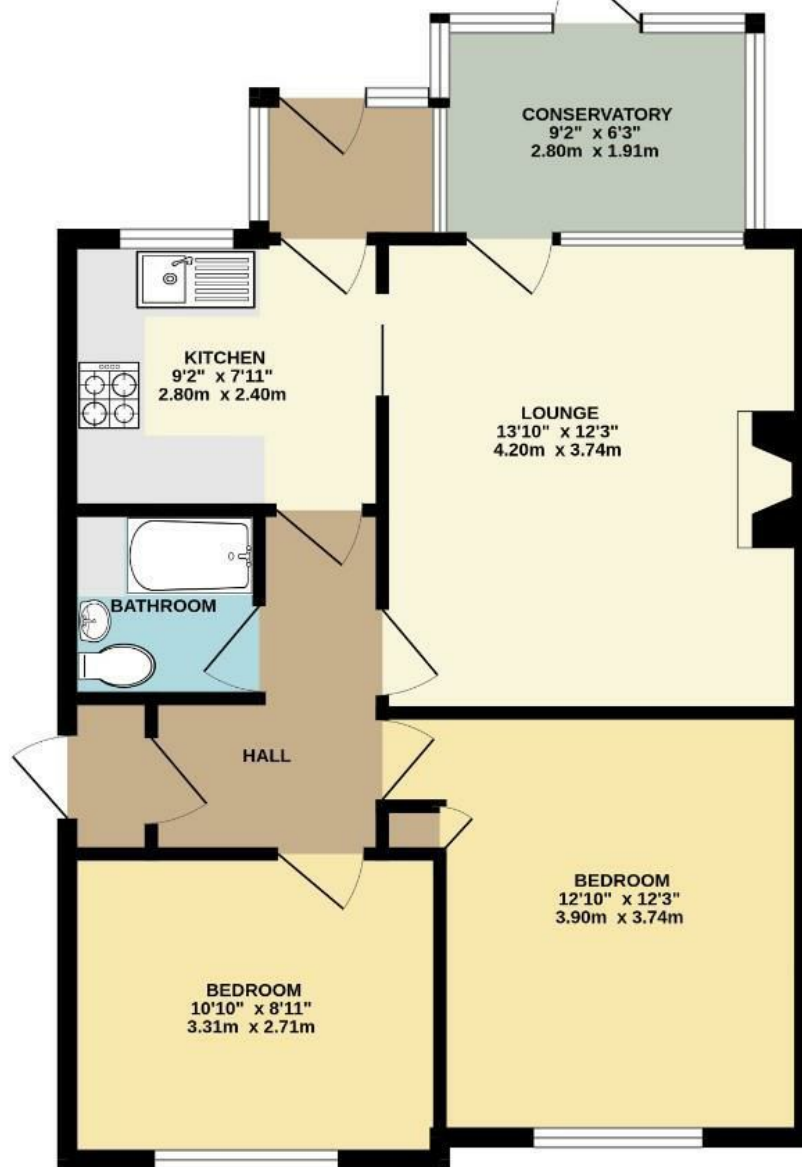
Council Tax Band: C

Energy Efficiency Rating: C





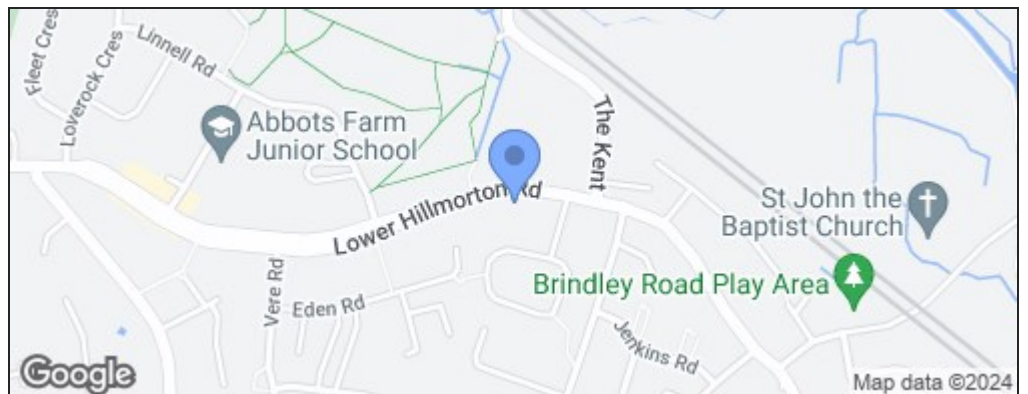
GROUND FLOOR  
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 641 sq.ft. (59.5 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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.