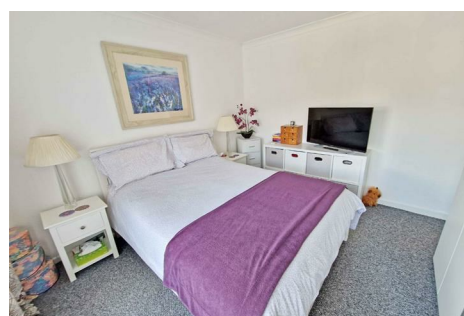


**6 Roper Close  
Hillmorton  
RUGBY  
CV21 4PF**

**Guide Price £325,000**



- TWO BEDROOM
- RECENTLY EXTENDED AND IMPROVED
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- SOLAR PANELS
- REFITTED KITCHEN AND NEW SHOWER ROOM

- DETACHED BUNGALOW
- OFF ROAD PARKING
- GARAGE
- ENERGY EFFICIENCY RATING B
- CUL DE SAC LOCATION

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PERSONAL • PROFESSIONAL • PROACTIVE

A stunning two bedroom detached bungalow situated in the popular residential area of Hillmorton. The property has been extended and modernised to a good standard by the current owner. In brief, the accommodation comprises; porch, entrance hall, lounge, kitchen/diner, shower room, two bedrooms, and a bathroom. Externally there is an enclosed rear garden, and a garage with driveway to the front. Ideally located for access to a variety of amenities. 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 in just under 50 and 30 minutes respectively. The property also benefits from solar panels.

### **Accommodation Comprises**

Entry via twin upvc doors into:

#### **Entrance Porch**

Further partly glazed door into:

#### **Entrance Hallway**

Storage cupboard. Access to loft. Doors to:

#### **Lounge**

16'10" x 11'9" (5.15m x 3.60m)

Window to front aspect. Wood burner with surround and tiled hearth. Radiator. Coved ceiling. Door to:

#### **Kitchen/Diner**

15'4" x 13'11" (4.69m x 4.25m)

New refitted kitchen with a range of base and eye level units with work surface space incorporating a chrome sink and drainer. Bosch induction hob with extractor over, double electric oven. Space and plumbing for a washing machine and separate drier. Space for a fridge/freezer. Integrated dishwasher. Two radiators. Window to side, French doors leading to garden. Door to :

#### **Shower Room**

New fitted suite to comprise ; double shower cubicle, low level W.C. and vanity unit sink. Window to rear elevation. Heated towel rail. Extractor.

#### **Bedroom One**

11'3" x 11'3" (3.43m x 3.44m)

Window to rear aspect. Radiator.

#### **Bedroom Two**

8'11" x 11'2" (2.73m x 3.42m)

Window to front aspect. Radiator.

#### **Bathroom**

With suite to comprise; panelled bath, wash hand basin in vanity unit, and low level W.C. Radiator. Extractor fan. Airing Cupboard. Vinyl floor. Frosted window to rear elevation.

#### **Front Garden**

Block paved driveway for two plus cars, leading to:

#### **Garage**

With electric roller door. Light connected. Service door into rear garden.

**Rear Garden**

Paved patio area. Side pedestrian access. Artificial grass. Fenced to all boundaries.

**Agents Note**

Local Authority: Rugby

Council Tax Band: C

Energy Efficiency Rating: B



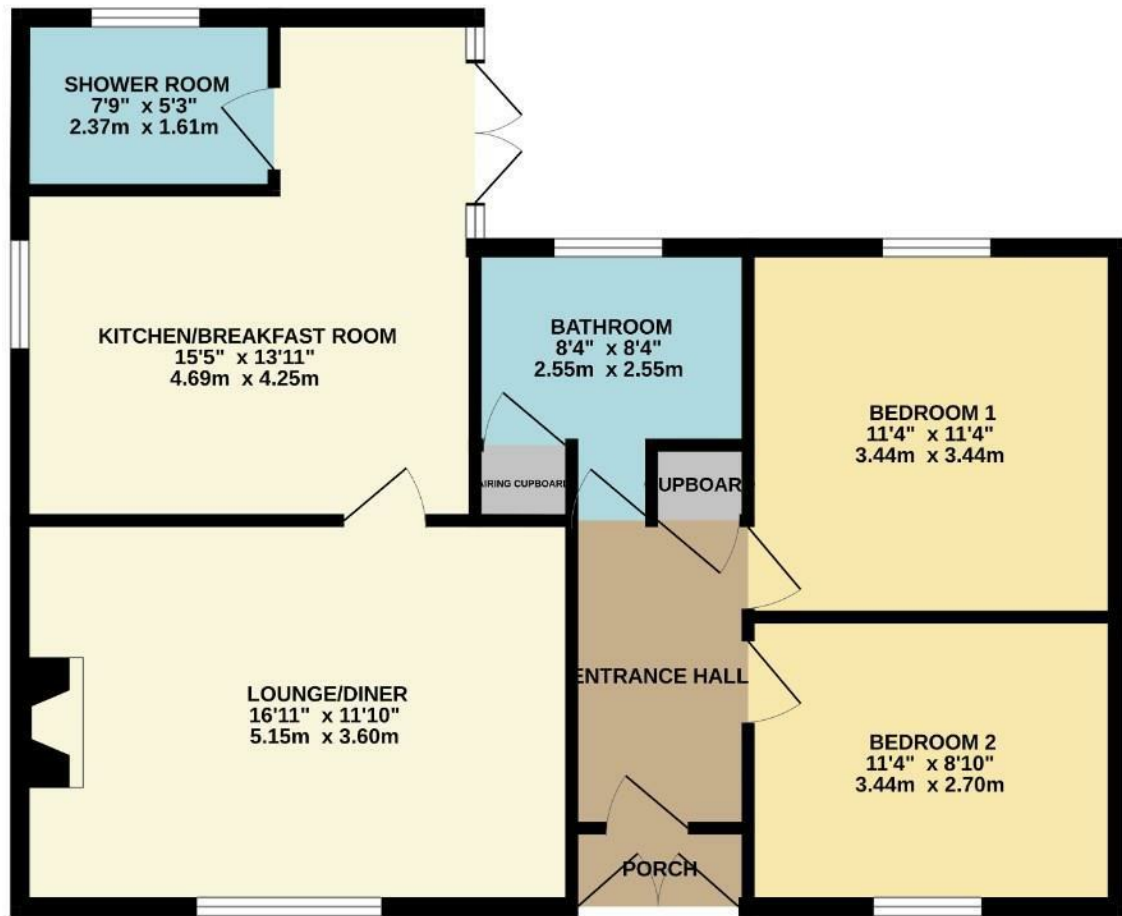






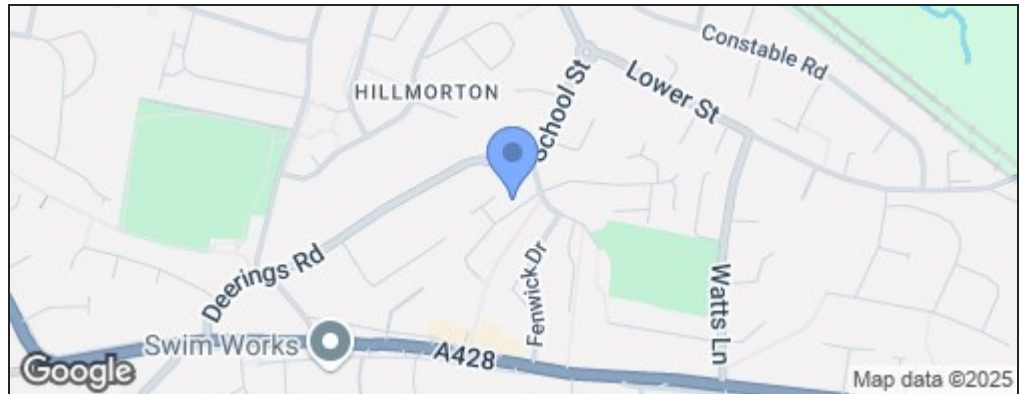


GROUND FLOOR  
768 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.4 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		
(81-91) B	83	87
(69-80) C		
(55-68) D		
(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.