

**7 Robert Hill Close  
Hillmorton  
RUGBY  
CV21 4NB  
£265,000**



- **TWO BEDROOM BUNGALOW**
- **REFITTED KITCHEN AND BATHROOM**
- **GARAGE AND PARKING SPACE**
- **REPLACED BOILER AND WINDOWS**
- **SEMI DETACHED**
- **NO ONWARD CHAIN**
- **CUL DE SAC LOCATION**
- **ENERGY EFFICIENCY RATING C**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

A two bedroom, semi detached bungalow, located in a cul de sac, in the popular location of Hillmorton. In brief, the accommodation comprises; entrance hall, lounge, refitted kitchen, two bedrooms, and a refitted shower room. Externally there are established gardens with raised flower beds. This property also benefits from a replacement boiler and replaced double glazing, gas central heating, a garage and off road parking. The property is offered with NO ONWARD CHAIN.

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 region's 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 composite entrance hall into:

#### **Entrance Hall**

Radiator. Doors off to bedrooms, bathroom, and lounge / dining room.

#### **Lounge / Dining Room**

10'9" x 17'0" (3.30m x 5.2m)

French doors opening to rear garden. Radiator. Electric fire and surround. Door to kitchen.

#### **Kitchen**

8'2" x 9'3" (2.50m x 2.84m)

Refitted with a range of modern base and eye level units. Work surface space incorporating a sink and drainer with mixer tap over. Built in electric oven. Induction hob with extractor over. Integrated washing machine and fridge/freezer. Radiator. Window to rear.

#### **Bedroom One**

11'9" x 9'2" (3.60m x 2.80m)

Window to front. Radiator. Built in wardrobe.

#### **Bedroom Two**

9'10" x 8'2" (3.00m x 2.50m)

Window to front. Radiator.

#### **Refitted Shower Room**

With modern suite to comprise; quadrant shower cubicle, wash hand basin with vanity unit, and a low level w.c. Heated towel rail. Window to side

#### **Front Garden**

Raised footpath. Raised borders planted with a variety of plants and shrubs.

#### **Rear Garden**

Patio area. Area laid to lawn. Raised borders. Variety of plants and shrubs. Access to garage. Greenhouse.

#### **Garage**

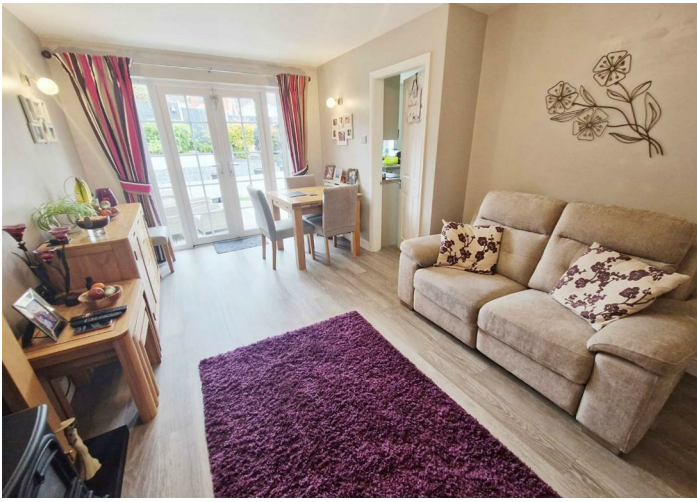
With up and over style door and a parking space to the front.

#### **Agents Note**

Local Authority: Rugby

Council Tax Band: C

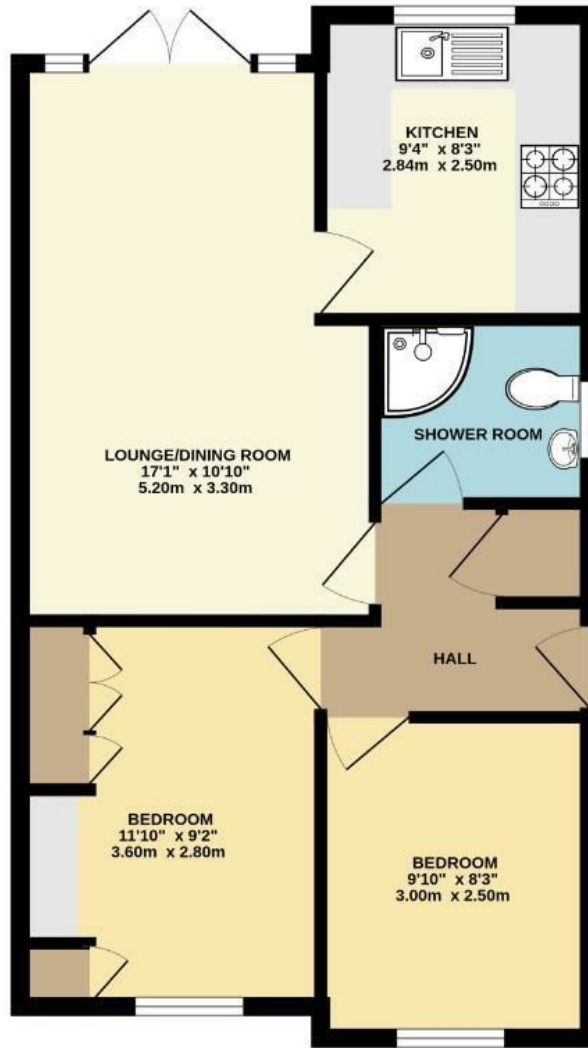
Energy Efficiency Rating: C







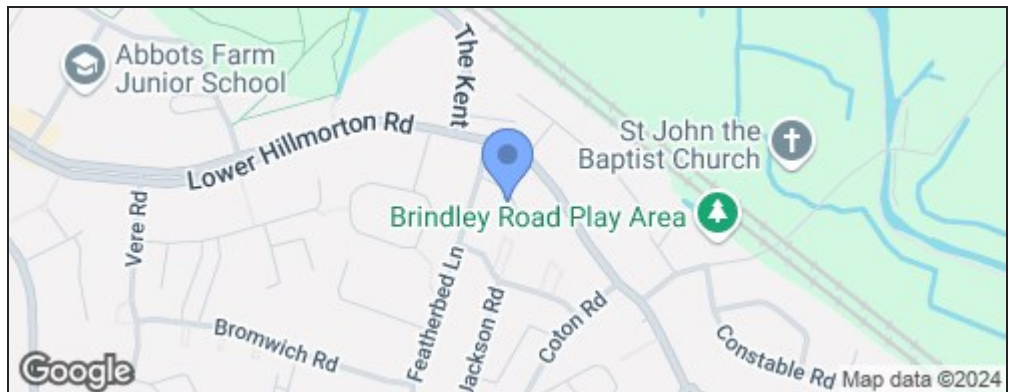
GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 522 sq.ft. (48.5 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.  
Made with Metrapix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			89
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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 firm's employment has the authority to make or give any representation or warranty in respect of the property.