

**12 Portland Road  
Hillmorton  
RUGBY  
CV21 3RU**

**Guide Price £325,000**



- **THREE BEDROOMS**
- **SEMI DETACHED HOUSE**
- **OFF ROAD PARKING**
- **ENCLOSED REAR GARDEN**

- **DOWNSTAIRS W.C.**
- **KITCHEN/DINER**
- **GOOD ORDER THROUGHOUT**
- **ENERGY EFFICIENCY RATING D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

This traditional, semi-detached home is well presented and offers spacious and versatile living accommodation arranged over two floors, enjoying a great location close to Rugby town centre and excellent schooling.

The property has a a block paved driveway providing off road parking for several vehicles to the front aspect. To the rear aspect is an enclosed garden, with lawned and patio/entertaining areas, and two brick built outbuildings for additional storage.

The internal accommodation comprises in brief on the ground floor of an entrance hallway with stairs rising to the first floor and guest WC, a lounge with bay window with double doors into the modern kitchen/diner with French doors to the garden.

The first floor features a landing area, three well-proportioned bedrooms, and modern family bathroom.

The property offers truly ready to move into accommodation, ideal for families, and further benefits from double glazing, gas central heating and being close to well-regarded schooling for all ages.

Portland Road is located within catchment area for many Schools for all ages. The regions central motorway networks, including the M40, M6 and M1 are all easily accessible by car, and Rugby train station is a five minute driveaway, with trains running directly to London Euston in just 50 minutes.

### **Accommodation Comprises**

Entry via front entrance door with frosted window and storm porch.

### **Entrance Hallway**

Stairs rising to to first floor. Radiator. Glazed door off to kitchen/diner. Wooden door leading to W.C.

### **Downstairs W.C.**

Window to side. Chrome heated towel rail. Sink and low level W.C.

### **Lounge**

11'10" x 11'10" (3.62 x 3.62)

Bay window to front. Radiator. Glazed wooden doors leading to kitchen/diner.

### **Kitchen/Diner**

12'11" x 18'0" (maximum measurement) (3.95 x 5.51 (maximum measurement))

Fitted with a range of base and eye level units with work surface over incorporating a stainless steel sink and drainer unit with mixer tap over. Breakfast bar with built in wine fridge. Built in electric oven with gas hob and extractor over. Space and plumbing for a washing machine. Space for an upright fridge/freezer. Radiator. Feature port hole window to side a further window the rear aspect. French doors leading to the rear garden.

### **First Floor Landing**

Access to loft space. Window to side. Doors off to bedrooms and bathrooms.

**Bedroom One**

12'11" x 11'2" (3.96 x 3.42)

Window to rear. Radiator.

**Bedroom Two**

12'5" x 11'2" (3.81 x 3.42)

Bay window to front. Radiator.

**Bedroom Three**

8'0" x 6'10" (2.46 x 2.10)

Window to front. Radiator.

**Bathroom**

Refitted with a suite to comprise ; P shaped bath with fitted glass screen and electric rainfall shower. Vanity unit with wash hand basin and a low level W.C. A further wall mounted store cupboard, chrome heated towel rail, extractor fan and opaque window to rear.

**Front Garden**

Block paved driveway providing off road parking for several vehicles. Hedge to front boundary with stoned border. Access to rear garden.

**Rear Garden**

Fenced to all boundaries. Patio area and laid to lawn with steps leading to a shed. Two outhouses both with power and light space for a drier. Outside tap and electric point. Wooden gate giving access to driveway.

**Agents Note**

Local Authority : Rugby

Council Tax Band : C

Energy Efficiency Rating : D



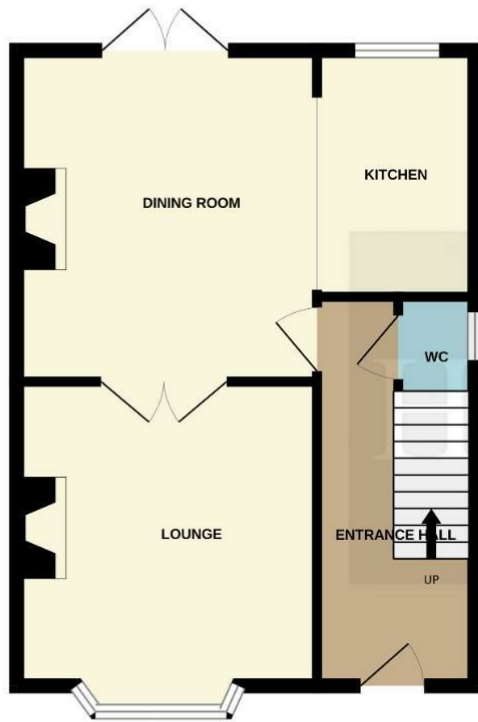




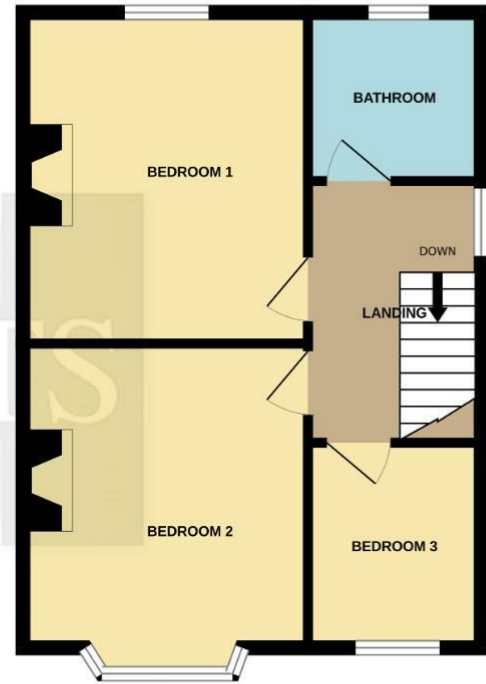




GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



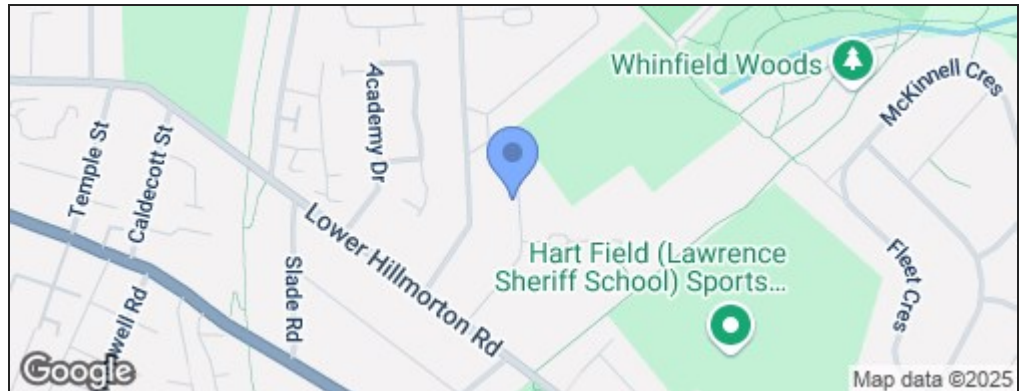
1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.5 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>64</b>	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.