

**67 Percival Road
Hillmorton
RUGBY
CV22 5JU**

Guide Price £315,000



- **THREE BEDROOM**
- **LOUNGE WITH LOG BURNER**
- **FIRST FLOOR BATHROOM**
- **UPVC DOUBLE GLAZING**
- **WELL MAINTAINED REAR GARDEN**

- **EXTENDED SEMI DETACHED HOME**
- **KITCHEN / DINER**
- **DOWNSTAIRS W.C.**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A beautifully presented, extended three bedroom, semi detached home located in a popular area of Hillmorton. In brief the accommodation comprises; entrance hall, lounge, extended kitchen/diner, downstairs w.c. Three first floor bedrooms and a fitted bathroom. Externally there is off road parking to the front for two cars. To the rear is a well maintained mature rear garden. Early viewing is highly recommended to appreciate this lovely property.

Ideally located for access to a variety of shops and well regarded schools including Paddox Primary School and Ashlawn High School. 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 making this ideal for commuters.

Accommodation Comprises

Entry via composite glazed door into:

Entrance Hallway

Stairs rising to first floor landing. Original chequered tile flooring. Radiator. Understairs storage cupboard. Window to side. Glazed door to kitchen. Door to lounge, and door to w.c.

Downstairs W.C.

With wash hand basin and low level w.c. Two windows to side.

Lounge

15'1" x 10'9" (4.60m x 3.30m)

Window to front. Radiator. Feature fireplace with "Clock" wood burner.

Kitchen

23'6" x 16'4" (7.17m x 5.00m)

Fitted with a range of base units with wall mounted display cabinets and a central island. Work surface space to incorporate a double sink with mixer tap over. Electric range cooker with extractor over. Space and plumbing for a washing machine. Space and plumbing for a dishwasher. Two radiators. Space for a fridge/freezer. Window to rear. Window to side. French doors opening to rear garden. Two further velux windows.

First Floor Landing

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

Bedroom One

11'1" x 8'10" (3.40m x 2.70m)

Window to rear. Radiator. Built in wardrobes.

Bedroom Two

11'9" x 10'9" (3.60m x 3.30m)

Window to front. Radiator. Feature fireplace. Built in wardrobes.

Bedroom Three

7'5" x 5'11" (2.26m x 1.80m)

Window to front. Radiator. Built in cupboard.

Bathroom

With suite to comprise; 'P' shaped bath with shower and shower screen, pedestal wash hand basin, and low level w.c. Heated towel rail. Extractor fan.

Front Garden

Paved to provide off road parking for two cars. Planted border to side.

Rear Garden

Mainly laid to lawn with flower and shrub borders. Paved area. Raised patio area. Shed with power and light connected. Timber fencing to boundaries.

Agents Note

Council Tax Band: C

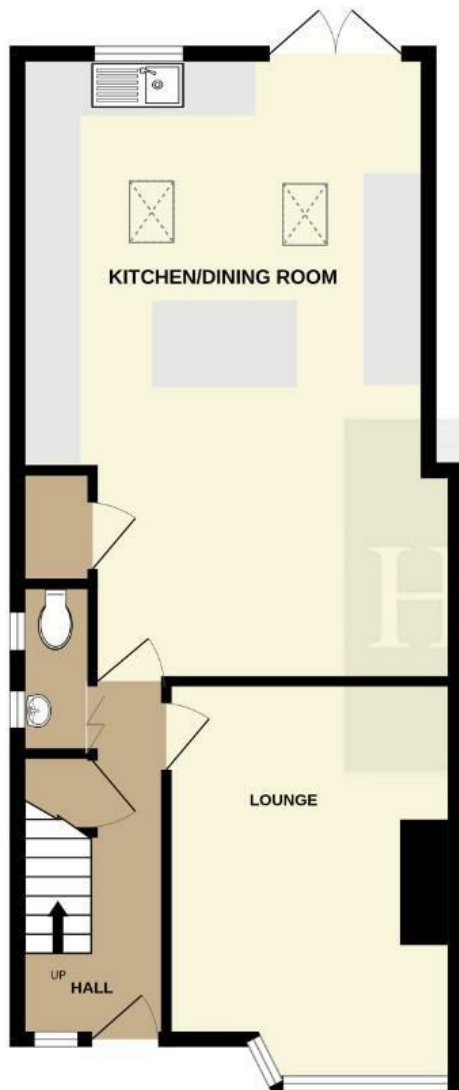
Energy Efficiency Rating: D







GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



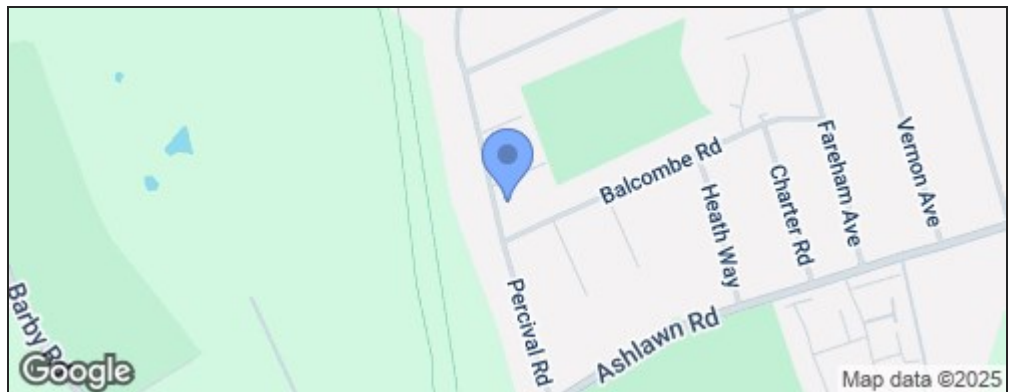
1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 950 sq.ft. (88.2 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		85
(81-91) B		
(69-80) C		61
(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.