

**313 Lower Hillmorton Road
Hillmorton
RUGBY
CV21 4AD**

£1,100 PCM



- **TWO BEDROOM**
- **AVAILABLE NOW**
- **LOUNGE**
- **CONSERVATORY**
- **OFF ROAD PARKING**

- **SEMI DETACHED BUNGALOW**
- **UNFURNISHED**
- **FITTED KITCHEN**
- **UTILITY ROOM**
- **ENERGY EFFICIENCY RATING TBC**

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****AVAILABLE NOW**** A two bedroom bungalow located in the popular area of Hillmorton. In brief, the accommodation comprises; entrance hall, lounge, kitchen, conservatory, utility room, shower room, and two double bedrooms. Externally, there are front and rear gardens, and off road parking. This property additionally benefits from upvc double glazing and gas radiator heating throughout. ****UNFURNISHED**** Sorry, no pets.

Conveniently situated for a range of local amenities, including local shops, takeaways, a public house, and well regarded schooling. There are excellent transport links to include regular bus routes, easy access to the regions 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 party-glazed leaded light hardwood door into:

Entrance Hall

Wood laminate flooring. Radiator. Access to loft space. Doors off to:

Lounge

10'5" x 13'4" (max into bay) (3.18m x 4.08m (max into bay))

Bay window to front aspect. Coved ceiling. Radiator.

Kitchen

9'4" x 7'3" (2.85m x 2.22m)

Fitted with a range of base and eye level units. Work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Tiled splashbacks. Fitted electric cooker with extractor hood over. (Dishwasher. Fridge.) Wall mounted central heating boiler. Coved ceiling. Partly glazed door to conservatory. Window to rear. Wood laminate floor covering.

Conservatory

7'2" x 11'0" (2.20m x 3.37m)

Of brick and upvc construction. Radiator. Windows to three elevations. Twin fully glazed doors opening to rear garden. Further glazed door to:

Utility Room

7'2" x 4'7" (2.20m x 1.41m)

Of brick and upvc construction. Vinyl floor covering. Space and plumbing for a washing machine. Radiator. Windows to three elevations. Fully glazed door to rear garden.

Bedroom One

13'8" x 8'6" (4.17m x 2.61m)

Window to conservatory. Built in wardrobes to side of the chimney breast. Fitted shelving and cupboards. Radiator.

Bedroom Two

9'7" x 7'5" (2.93m x 2.27m)

Window to front aspect. Radiator.

Shower Room

With suite to comprise; shower cubicle with electric shower, wash hand basin with vanity unit under, and low level w.c. Tiled walls. Radiator. Vinyl floor covering. Frosted window to rear elevation.

Front Garden

Mainly laid to lawn with maturing flower and shrub borders. Pathway to entrance. Driveway to the side providing off road parking for several cars.

Rear Garden

Paved patio area. Area laid to lawn. Maturing flower, shrub, and evergreen borders. Enclosed by timber panel fencing. Two timber sheds. Greenhouse. Side pedestrian access.

Agents Note

Deposit: £1269.23

Length Of Tenancy: 6 Months

Council Tax Band: C

Energy Efficiency Rating: TBC





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.