

**36 Hoskyn Close
Hillmorton
RUGBY
CV21 4LA**

Guide Price £285,000



- **THREE BEDROOMS**
- **NO ONWARD CHAIN**
- **KITCHEN/DINER**
- **LOW MAINTENANCE GARDEN**

- **EXTENDED SEMI DETACHED**
- **CUL DE SAC LOCATION**
- **GARAGE AND 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

This extended three-bedroom semi-detached home is located in a popular part of Hillmorton and is offered with no onward chain. The accommodation includes an entrance hall, a spacious lounge, a modern fitted kitchen/diner, three well-proportioned bedrooms, and a four-piece bathroom. Outside, the property features an enclosed, low-maintenance rear garden, a garage, and off-road parking. Additional benefits include gas-fired central heating and upvc double glazing.

The location offers excellent access to local amenities such as supermarkets, takeaways, beauticians, hairdressers, pubs, independent shops, and well regarded schooling for all ages. Rugby town centre provides a wide range of shopping options, including retail parks, high street stores, and a vibrant independent shopping area. Residents can also enjoy a variety of bars, restaurants, coffee shops, leisure facilities, and public parks.

Transport links are superb, with regular bus services and easy access to the M1, M6, and M45 motorways. Rugby Railway Station is just a ten-minute drive away and offers direct services to London Euston and Birmingham New Street.

Accommodation Comprises

Entry via composite entrance door into:

Entrance Hallway

Stairs rising to first floor. Radiator. Door to lounge.

Lounge

19'8" x 11'1" (6.00m x 3.40m)

Windows to front and rear. Feature fireplace. Door to kitchen/diner.

Kitchen / Diner

18'2" x 11'1" (5.56m x 3.40m)

Fitted with a range of base and eye level units with work surface space, incorporating a stainless steel sink and drainer unit with mixer tap over. Electric hob with extractor over. Built in double oven. Integrated washing machine, dishwasher, and fridge/freezer. Radiator. Window to rear. Composite door to rear garden.

First Floor Landing

Access to loft space. Airing cupboard with wall mounted boiler. Doors off to bedrooms and bathroom.

Bedroom One

11'5" x 11'1" (3.50m x 3.40m)

Window to front aspect. Built in cupboard. Built in triple wardrobe. Radiator.

Bedroom Two

11'5" x 7'10" (3.50m x 2.40m)

Window to front aspect. Radiator.

Bedroom Three

11'1" x 8'2" (3.40m x 2.50m)

Window to rear aspect. Radiator.

Bathroom

11'5" x 11'1" (3.50m x 3.40m)

With suite to comprise; corner bath, quadrant shower cubicle, pedestal wash hand basin and low level w.c. Radiator. Window to rear elevation.

Front Garden

Block paved driveway providing off road parking and leading to garage. Gated access to rear garden. Area laid to lawn. Shrub and tree borders.

Garage

15'5" x 7'10" (4.71m x 2.41m)

With up and over style door.

Rear Garden

Mainly laid to paving with a raised area. A variety of shrubs and trees. Timber shed, Enclosed by timber fencing.

Agents Note

In accordance with Section 21 of the Estate Agents Act we are obliged to confirm that the vendor is connected to Horts Estate Agents.

Council Tax Band: C

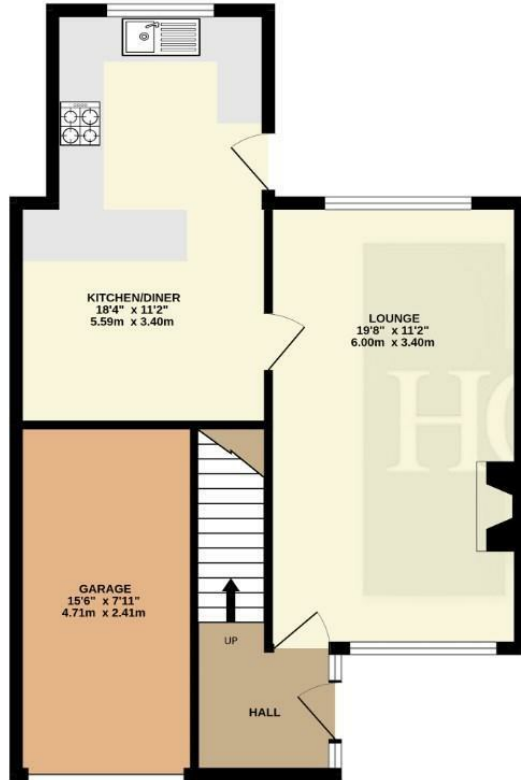
Energy Efficiency Rating: D







GROUND FLOOR
594 sq.ft. (55.1 sq.m.) approx.



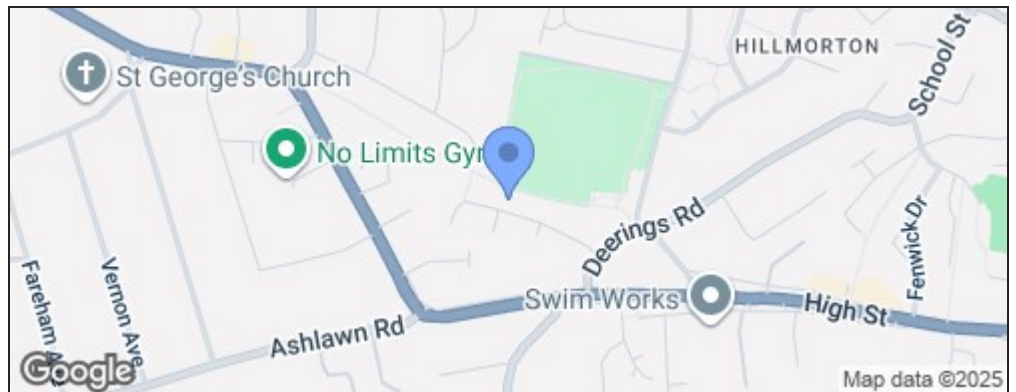
1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (96.0 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		
(69-80) C		
(55-68) D	59	67
(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.