

**9 Lowercroft
Hillmorton
RUGBY
CV21 4NF**

Guide Price £200,000



- **THREE BEDROOM TOWN HOUSE**
- **FIRST FLOOR BEDROOM**
- **SECOND FLOOR BATHROOM**
- **OFF ROAD PARKING FOR ONE CAR**
- **POPULAR LOCATION**

- **OPEN PLAN LOUNGE / KITCHEN**
- **FIRST FLOOR SHOWER ROOM**
- **TWO SECOND FLOOR BEDROOMS**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING B**

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PERSONAL • PROFESSIONAL • PROACTIVE

A modern three-bedroom home located in the ever-popular area of Hillmorton. In brief, the accommodation comprises: an entrance hall with stairs rising to the first floor, the first floor has an open plan lounge/kitchen, a shower room, and a bedroom, on the second floor there are two further bedrooms and a bathroom. Externally, there is off-road parking for one vehicle and an enclosed rear garden. This property additionally benefits from upvc double-glazing and gas-fired radiator heating.

Hillmorton boasts a variety of local shops, welcoming pubs, and generous green spaces, including parks and playgrounds, making it ideal for families. Education is well catered for, with respected schools serving all age groups. Residents benefit from regular bus services and excellent transport links, with easy access to the region's central motorway network and just a five-minute drive to Rugby town centre and Railway Station, where direct mainline services reach London Euston in under 50 minutes and Birmingham New Street in around 30.

Accommodation Comprises

Entry via upvc entrance door into:

Entrance Hall

Stairs rising to first floor. Coat hanging space.

First Floor Landing

Stairs rising to second floor. Window to front. Radiator. Thermostat control for central heating. Doors off to open plan lounge/kitchen, shower room and bedroom.

Lounge / Kitchen

19'0" x 13'1" (5.81m x 4.01m)

An open plan room with two windows to the rear aspect. Radiator.

Kitchen Area

Fitted with a range of base and eye level units with work surface space. Stainless steel sink and drainer unit. Tiling to splash backs. Fitted oven, hob and extractor fan. Tiled floor. Wall mounted central heating boiler. Space and plumbing for a washing machine. Space for a fridge/freezer.

Shower Room

With suite to comprise; shower cubicle with mixer shower, pedestal wash hand basin, and low level w.c. Tiling to splash areas. Tiled floor. Extractor fan.

Bedroom Two

12'1" x 10'10" (3.70m x 3.32m)

Window to front aspect. Radiator.

Second Floor Landing

Radiator. Doors off to bedrooms and bathroom.

Bedroom One

13'1" x 10'6" (4.00m x 3.21m)

Window to rear aspect. Radiator.

Bedroom Three

12'8" x 6'7" (3.88m x 2.01m)

Skylight window. Radiator.

Bathroom

9'6" x 8'6" (2.91m x 2.60m)

With suite to comprise; panelled bath with mixer tap over, pedestal wash hand basin, and low level w.c. Tiling to splash areas. Radiator. Extractor fan. Window to rear elevation.

Externally To The Front

Off road parking for one vehicle.

Externally To The Rear

An enclosed rear garden accessed via the side of the property. Mainly laid to lawn.

Agents Note

Council Tax Band: B

Energy Efficiency Rating: B

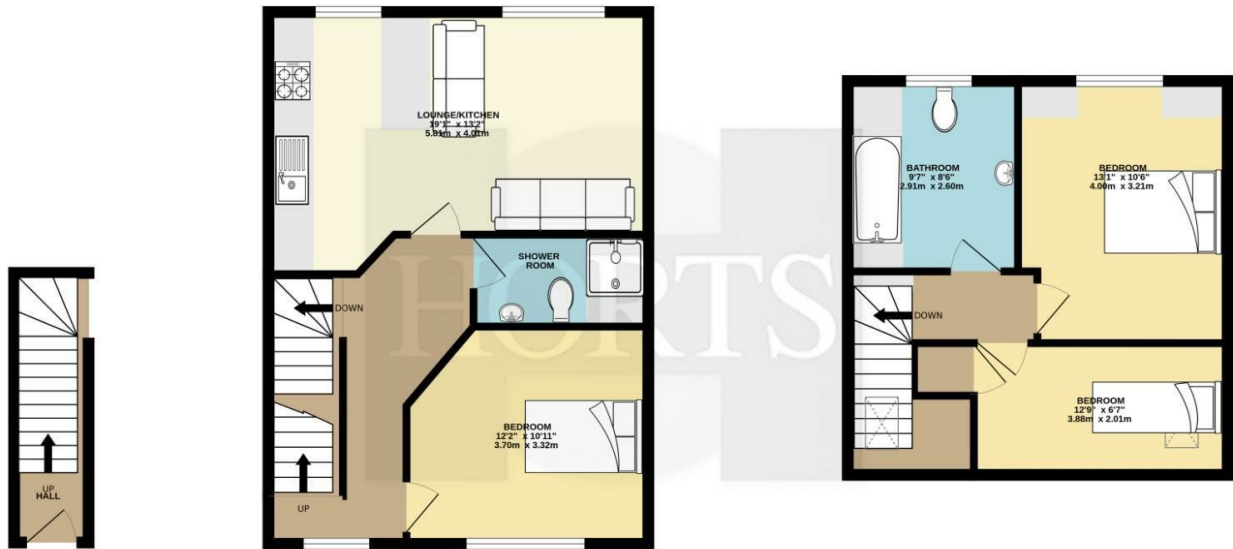




GROUND FLOOR
551 sq.ft. (51.7 sq.m.) approx.

FIRST FLOOR
558 sq.ft. (51.7 sq.m.) approx.

SECOND FLOOR
278 sq.ft. (25.8 sq.m.) approx.

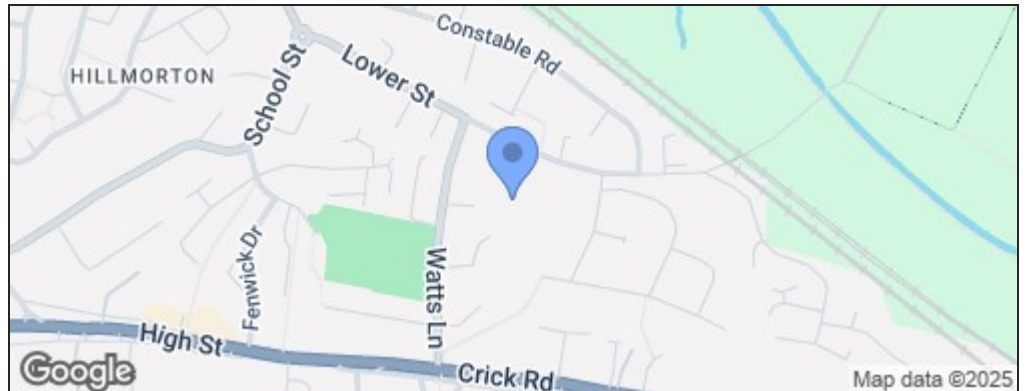


TOTAL FLOOR AREA : 935 sq.ft. (86.8 sq.m.) approx.

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		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.