



Scan me to get a **detailed property report & valuation** on your house!



**Crick Road, Hillmorton**  
**Offers Over £375,000**

**complete** ●●●  
ESTATE AGENTS



# Crick Road, Hillmorton, Rugby

Complete Estate Agents are pleased to offer for sale this charming three-bedroom detached bungalow nestled on Crick Road in the desirable neighbourhood of Hillmorton, Rugby, Warwickshire. This property presents an excellent opportunity for those seeking a home with the potential for renovation and personalization. As you approach the bungalow, you'll be greeted by a double fronted detached bungalow featuring an in and out private driveway providing ample space for off-street parking. Upon entering, you'll find yourself in a spacious hallway, offering a warm and inviting atmosphere. The bungalow boasts a generous layout, with three well-proportioned bedrooms, providing comfortable living spaces for individuals, couples, or families.

The living areas consist of a cosy lounge, perfect for relaxing evenings, and a sitting room overlooking the rear garden that offers a space for gatherings and entertaining guests. Large windows throughout the property fill the rooms with natural light, creating a bright and airy ambiance. The kitchen, although in need of updating, provides ample potential for a modern and functional culinary space. With a creative touch and renovation work, this area could become the heart of the home, catering to your culinary needs. The bathroom has a corner bath with bidet but presents an opportunity to create a luxurious retreat within the property. Whether you envision a sleek and contemporary design or a more traditional aesthetic, the possibilities are endless. Outside, the rear garden offers a tranquil sanctuary together with a detached garage and no onward chain. Call 01788 550800 to book a viewing.

## Entrance Hall

Entered via door.

## Lounge 12'11" x 17'0" (3.94 x 5.20 )

Radiator. Shelving into arhways around fire place. Gas log effect stove. Wood effect laminate flooring.

## Bedroom One 12'5" x 13'11" (3.79 x 4.25 )

Radiator. Window to front.

## Bedroom Two 11'10" x 12'11" (3.63 x 3.94)

Radiator. Shower enclosure with glazed screen and fitted shower. Patio door to rear.

## Bedroom Three 9'10" x 9'2" (3.01 x 2.80 )

Radiator. Window to side





## Bathroom

### Kitchen 11'6" x 12'7" (3.51 x 3.86 )

Range of base fitted cupboards and drawers with sink unit and eye level units above. Built in oven and hob. Window to dual aspect. Tiled floor.

### Pantry

Housing wall mounted gas central installed new in December 2022. Window to side.

### Sitting Room 13'9" x 12'8" (4.20 x 3.87)

Patio doors overlooking rear garden. Window to side. Radiator. Wall lights points.

### Garden

Paved patio. Fully enclosed by timber fencing. Well stocked shrub borders.

### Garage

Single detached garage with steel up and over door.

### Driveway

Gravel in and out driveway. Shrub borders.

## About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

## Rugby Borough Council

Rugby Borough Council,  
Town Hall,  
Evreux Way,  
Rugby  
CV21 2RR

## Agents Note

The property had a new gas central heating boiler installed in December 2022 and is still under warranty.

## Inner Hallway



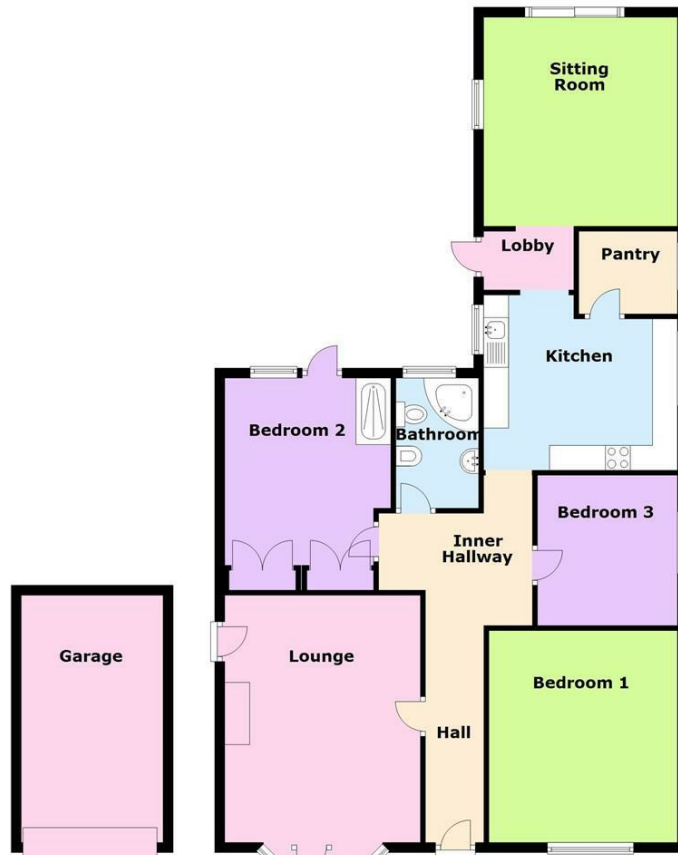
Door to rear garden







Ground Floor



This floorplan is to be used as a guide only and not be taken as fact or to scale. The property may be different to actual diagram shown and square footage may differ. Plan produced using PlanUp.



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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

18 Church Street, Rugby, Warwickshire, CV21 3PU  
 T: 01788 550 800  
 sales@complete247.co.uk  
 www.complete247.co.uk

**complete** ●●●  
 ESTATE AGENTS