



BROWNING ROAD, HILLMORTON

complete ●●●
SALES & LETTINGS



"We have loved the space this home offers both inside and out, with the local amenities and school its great for families round here"



A Semi-detached home in the very popular area of Hillmorton with all of the local amenities and schools. The property has been well looked after by the current owners which includes a hallway, w.c, lounge, kitchen and dining room. On the first floor there are two double bedrooms, one single bedroom and a family bathroom. On the second floor there is another double bedroom and a part finished en-suite. The property comes with landscaped garden consisting of a large patio, grass and flower beds. There is a single garage plus tandem parking for up to three cars and a pretty front garden.

Entrance hall

A spacious entrance with plenty of space for shoes, coats and storage under the stairs, Wooden floor leading to the reception rooms and carpeted stairs.

W.C.

To the front of the property with a white sink and toilet, tiled floor and a small window to the front.

Living room

4.8 x 3.3 (15'8" x 10'9")

To the front of the property with a large window allowing lots of natural light to flood the room, you have a feature fireplace and carpeted floor.

Kitchen

3.5 x 2.3 (11'5" x 7'6")

To the rear of the property with access to the garden, Plenty of cupboards and work surface, in need of a bit of tlc and modernising in parts.

Dining room

3.7 x 2.8 (12'1" x 9'2")

Off the kitchen with patio doors to the garden and plenty of space for a dining table and chairs.

First floor

A large landing with an airing cupboard and carpeted floor.

Bedroom two

4.7 x 3.3 (15'5" x 10'9")

A large double bedroom to the front of the property with plenty of storage space and a large window with views for miles.

Bedroom three

3.7 x 3.0 (12'1" x 9'10")

Another large double bedroom to the rear of the property with space for storage, The boiler is in this room in a built in cupboard.

Bedroom four

2.9 x 1.5 (9'6" x 4'11")

A single bedroom to the front of the property.

Bathroom

2.0 x 1.5 (6'6" x 4'11")

A modern family bathroom with a shower over the bath finished with tiled walls.

Second floor



Bedroom one

4.5 x 3.4 (14'9" x 11'1")

A good size double bedroom with storage space and access into the eaves.

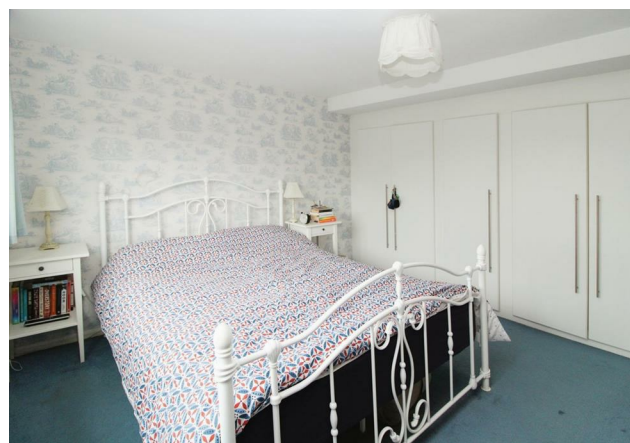
Potential ensuite

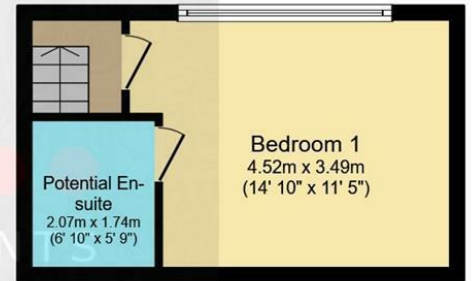
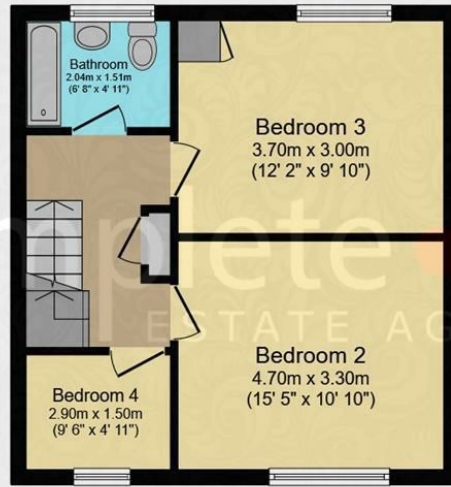
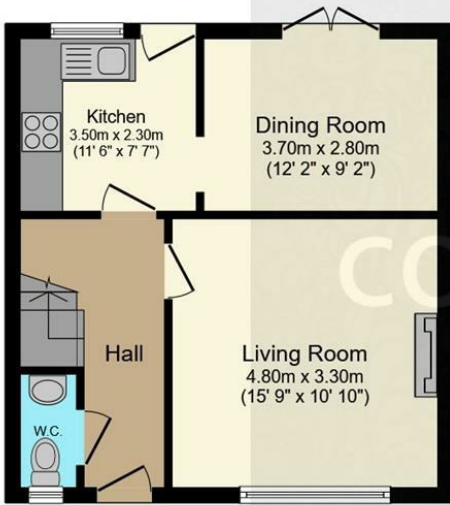
2.0 x 1.7 (6'6" x 5'6")

This is a part finished room that was intended to be an en-suite, all of the plumbing and electrics are in place it just needs the plaster board and bathroom fittings.

About the area

Hillmorton is a suburb of Rugby, Warwickshire, England, around 2 miles south-east of Rugby town centre, forming much of the eastern half of the town. It is also a ward of the Borough of Rugby. Hillmorton was historically a village in its own right, but was incorporated into Rugby in 1932. Rugby is a market town in eastern Warwickshire, England, close to the River Avon. At the 2021 census, its population was 78,117, making it the second-largest town in Warwickshire. It is the main settlement within the larger Borough of Rugby, which had a population of 114,400 in 2021. Rugby is most famous for the invention of rugby football, which is played throughout the world. The invention of the game is credited to William Webb Ellis, a Rugby School pupil who, according to legend, broke the existing rules of football by picking up the ball and running with it at a match played in 1823. Although there is little evidence to support this





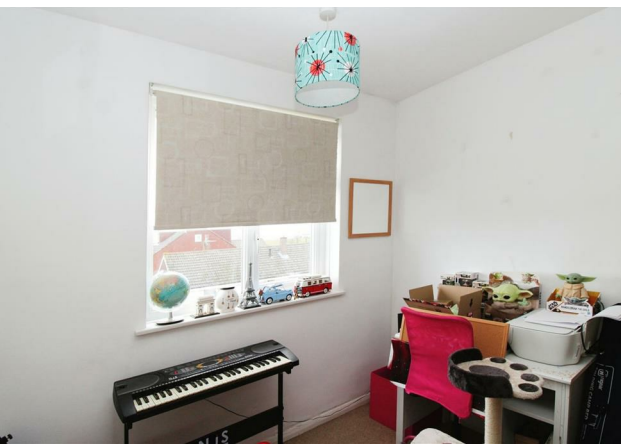
Ground Floor

First Floor

Second Floor

Total floor area 95.2 m² (1,025 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

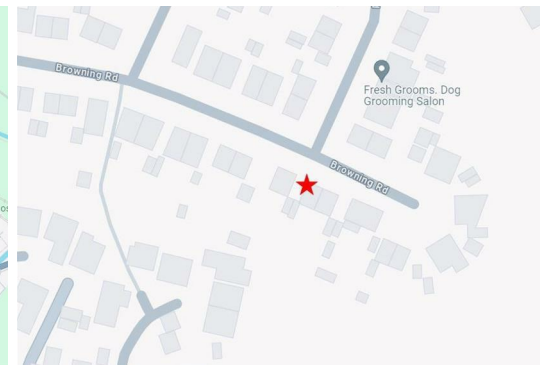
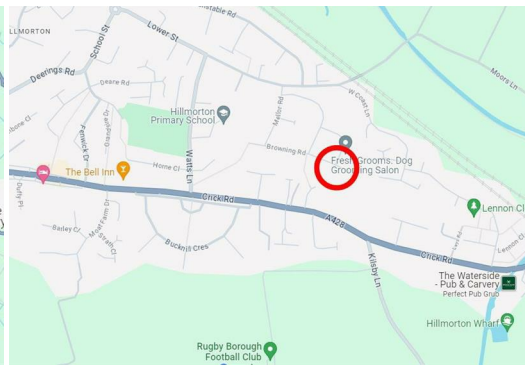
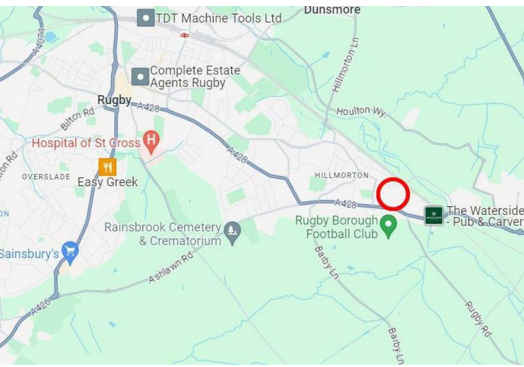


story, the school is credited with codifying and popularising the sport. In 1845, three Rugby School pupils produced the first written rules of the "Rugby style of game".





- Large rooms
- Loft conversion
- Driveway for 3 cars
- Potential to extend STPP
- Garage
- Sought after location



BROWNING ROAD, RUGBY

Viewing - Arrangements can be made by Complete Estate Agents on: 01788 550 800

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

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