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Charter Road, Hillmorton  
Offers in the region of £235,000

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ESTATE AGENTS



# Charter Road, Hillmorton, Rugby

Welcome to Charter Road, Rugby - a charming semi-detached house with great potential! This property boasts three bedrooms, ideal for a growing family or those in need of extra space. The spacious reception room offers a perfect setting for entertaining guests or simply relaxing with your loved ones.

Situated in the sought-after Ashlawn school catchment area, this home provides a fantastic opportunity for families looking to secure a spot in a reputable school district. Additionally, the presence of a garage adds convenience for parking or extra storage space. Although some updating is required, this property presents a blank canvas for you to unleash your creativity and transform it into your dream home. With no onward chain, the process of making this house your own is made even smoother.

Don't miss out on the chance to own a property in this desirable location. Contact us today to arrange a viewing and envision the endless possibilities that this house on Charter Road has to offer.

## Porch

## Hall

Doors to

## Lounge 13'0" x 14'7" (3.97 x 4.46 )

Radiator. Fireplace. Double glazed window to front aspect.

## Kitchen / Dining 15'8" x 17'5" (4.79 x 5.33)

An array of fitted base cupboards and drawers. Built in electric double oven with ceramic hob and extractor above. Recee for an upright fridge / Freezer. Further adjacent units with glazed eye level units. Sliding patio doors to rear.





### **Bathroom 5'6" x 7'3" (1.70 x 2.21)**

Low flush wc. Wash hand basin. Panelled bath. Tiled floor. Window to rear.

### **First floor landing**

Doors to

### **Bedroom One 12'6" x 10'8" (3.83 x 3.27 )**

Built in wardobes. Radiator. Window to front.

### **Separate wc 4'2" x 5'11" (1.28 x 1.81)**

Low flush WC. Wash hand basin. Window to front .

### **Bedroom Two 9'1" x 10'6" (2.79 x 3.22)**

Radiator. Window to rear.

### **Bedroom Three 7'4" x 5'9" (2.25 x 1.76)**

Radiator. Window to rear.

### **Garage**

Single Garage

### **Rear Garden**

Paved patio area. Mature shrubs and bushes. Fully enclosed. Laid mainly to lawn.

### **Front**

Block paved off road parking.

### **Rugby Borough Council**

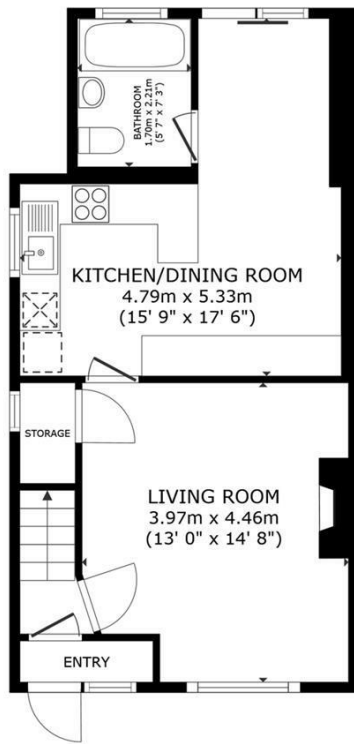
Rugby Borough Council,  
Town Hall,  
Evreux Way,  
Rugby  
CV21 2RR

### **About Rugby**

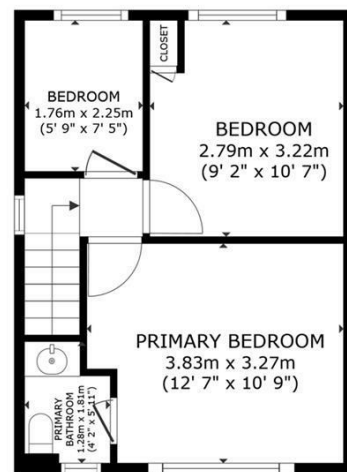
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern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





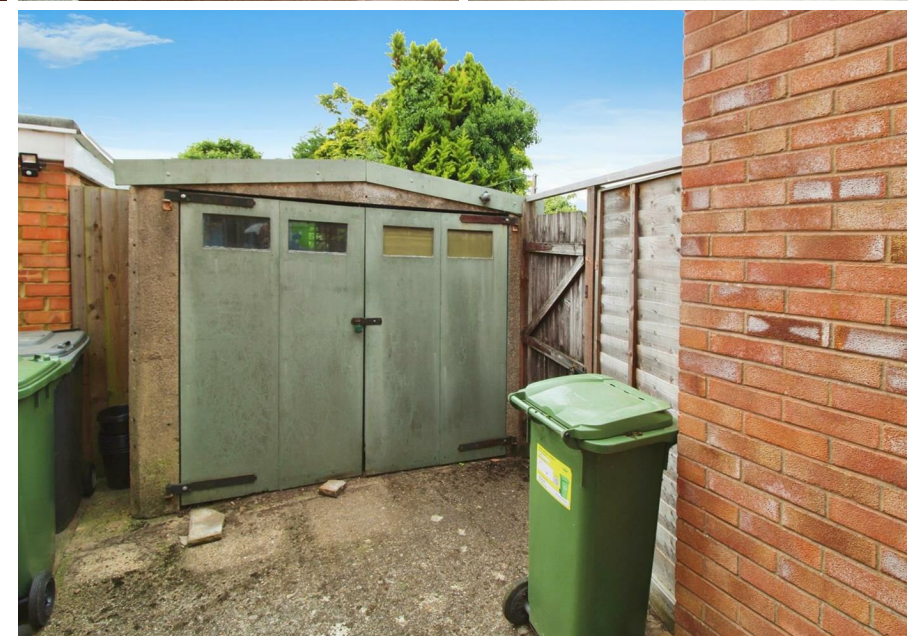


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 45.7 m<sup>2</sup> (492 sq.ft.) FLOOR 2 31.3 m<sup>2</sup> (337 sq.ft.)  
 TOTAL : 77.1 m<sup>2</sup> (829 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			85
(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			
England & Wales		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

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