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Deane Road, Hillmorton
Offers Over £360,000

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ESTATE AGENTS

Deane Road, Hillmorton, Rugby

Welcome to Deane Road, Hillmorton, Rugby - a charming location for this delightful four-bedroom semi-detached house. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. The two bathrooms ensure convenience for all residents, making busy mornings a breeze. One of the highlights of this property is the spacious open-plan kitchen, ideal for whipping up delicious meals while still being part of the conversation. The downstairs shower room adds a modern touch, providing extra comfort and functionality for you and your guests. With the extended house, there is ample space for everyone to enjoy their privacy while still coming together in the communal areas. The off-road parking for two cars is a convenient feature, ensuring you never have to worry about finding a parking spot after a long day. Imagine coming home to this lovely property, with parking for up to three vehicles, allowing you and your family or guests to park easily. Don't miss out on the opportunity to make this charming house your new home in the heart of Rugby.

Entrance Hallway

Lounge 13'6" x 11'2" (4.12m x 3.41m)

Kitchen/Diner 17'1" x 14'1" (5.21m x 4.30m)

Utility Room 15'4" x 6'2" (4.69m x 1.89m)

Shower Room 6'11" x 2'10" (2.11m x 0.87m)

Stairs/Landing

Bedroom 1 12'4" x 10'7" (3.76m x 3.23m)

Bedroom 2 11'1" x 9'5" (3.39m x 2.89m)

Bedroom 3 13'7" x 8'8" (4.16m x 2.65m)



Bedroom 4 16'9" x 6'4" (5.11m x 1.95m)

Bathroom 6'4" x 5'8" (1.95m x 1.73m)

Integral Garage

Ideal for storage. Power and light connected.

Front Garden

Block paved parking area

Rear Garden

Patio and timber pergola / covered decked area.

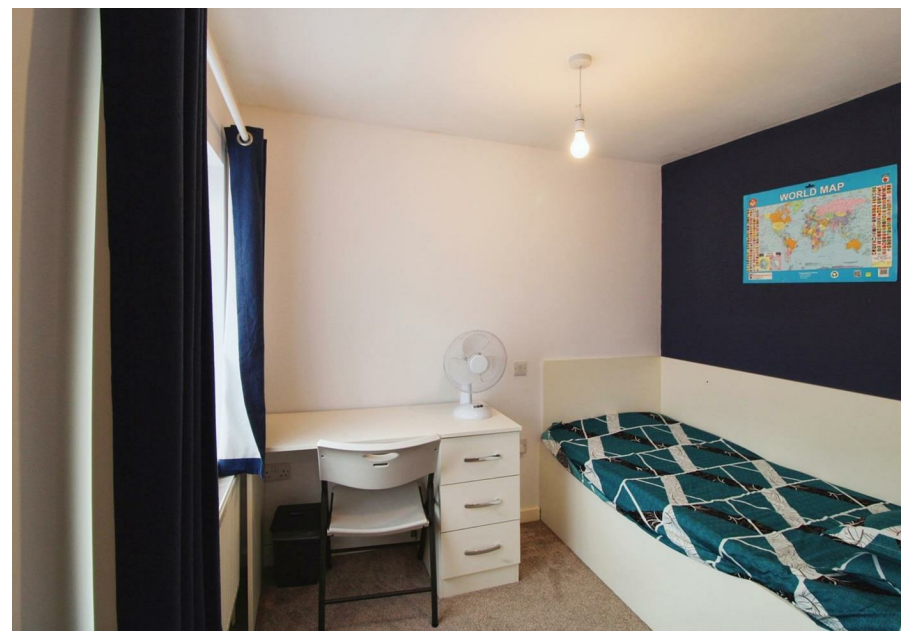
Rugby Borough Council

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		72	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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