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Balcombe Road, Hillmorton
Asking Price £390,000

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Balcombe Road, Hillmorton, Rugby

Nestled on the charming Balcombe Road in Rugby, this delightful 2/3 bedroom detached bungalow offers a perfect blend of comfort and convenience. This property is ideal for small families, couples, or those seeking a peaceful retreat.

Upon entering, you are greeted by an inviting hallway leading to reception rooms, providing ample space for relaxation and entertaining. The thoughtfully designed layout allows for a seamless flow between the living areas. The conservatory, bathed in natural light, is a lovely spot to enjoy your morning coffee or unwind with a good book while overlooking the enclosed garden. The bungalow features a well-appointed bathroom, ensuring that all your needs are met. Gas central heating throughout the property guarantees warmth and comfort during the cooler months, making it a cosy haven all year round. The outdoor enclosed garden offers a private sanctuary for gardening enthusiasts or a safe play area for children and pets. Additionally, the detached garage provides convenient storage or the potential for a workshop, catering to various lifestyle needs.

Porch

Entrance Hall

Lounge 11'9" x 11'9" (3.6 x 3.6)

Fireplace. Doors to

Conservatory 12'1" x 11'1" (3.7 x 3.4)

Upvc and glazed construction with doors to garden.

Dining Room / Bedroom Three 10'10" x 10'9" (3.31 x 3.3)

Patio doors to rear garden



Kitchen 15'1" x 10'5" max (4.6 x 3.2 max)

An array of base cupboards and drawers. One-and-a-half bowl stainless steel sink unit. Electric hob. Built-in fan assisted oven. Plumbing for an automatic dishwasher. Plumbing for an automatic washing machine. Eye level units. Door to rear porch.

Bedroom One 9'10" x 11'8" (3.009 x 3.56)

Radiator. Bay window to front.

Bedroom Two 8'10" x 8'11" (2.70 x 2.73)

Radiator. Window to rear.

Bathroom

Low flush WC. Wash hand basin. Panelled bath. Tiled splash areas. Window to front.

Garage

Single garage with up and over door. Parking to front.

Gardens

The gardens extend around the front and side of the bungalow. Paved patio off the Dining room which is enclosed by timber fencing and maturing tree. The front and side garden are enclosed my maturing trees. Gated access to front.

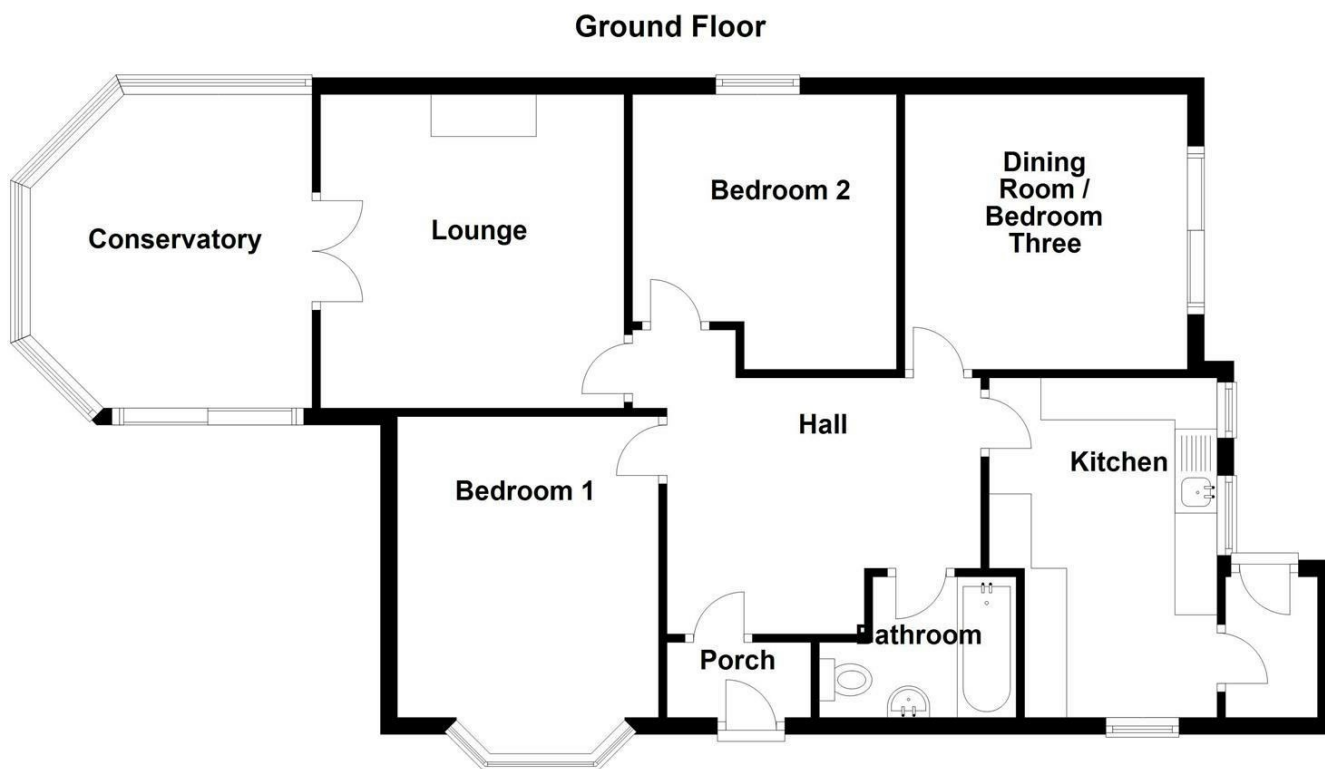
About Rugby

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





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	

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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