Morgan Row, Lower Hillmorton Road
Guide Price £345,000

complete •••
ESTATE AGENTS

Morgan Row, Lower Hillmorton Road, Rugby

Nestled on the desirable Lower Hillmorton Road in Rugby, this charming semi-detached house presents an excellent opportunity for families and professionals alike. With four well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering place for family and friends, while the two modern bathrooms ensure convenience for all.

One of the standout features of this home is its spacious living area, which is ideal for both relaxation and entertaining. The property has been thoughtfully maintained, boasting a new boiler that promises efficiency and warmth throughout the colder months.

For those with vehicles, the property provides parking for two cars, a valuable asset in this bustling area. Additionally, the location is particularly advantageous, being in close proximity to local amenities, including shops, schools, and parks, making daily life both convenient and enjoyable.

With no chain involved, this property is ready for you to move in and make it your own. Whether you are looking to settle down or invest, this semi-detached house on Lower Hillmorton Road is a fantastic choice that combines comfort, space, and a prime location. Don't miss the chance to view this delightful home. NO CHAIN

Entrance Hallway 4'11 x 6'1 (1.50m x 1.85m)
Wooden Flooring, Shelving unit, radiator, RCD fusebox, door leading to WC, Door Leading into the Living Room.

W/C 3'0 x 5'5 (0.91m x 1.65m)
Fitted with two piece pedestal wash hand basin and low-level WC, tiled splashbacks, radiator.

Living Room 16'6 x 14'10 (5.03m x 4.52m)
A spacious family living room to the front of the property, lots of natural light fills the room making it a great space to entertain. Bay window, radiator, stairway to the first floor and look leading into the kitchen.

Kitchen/Dining Room 16'6 x 10'10 (5.03m x 3.30m)

A good size kitchen diner with plenty of work surface and storage cupboards. Patio doors leading into the the rear garden allowing lots of natural light in.

Stairs/Landing

Stairs to the first floor, doors leading to all four bedrooms, family bathroom and storage cupboard. Loft access hatch.

Bedroom 1 16'8 x 14'2 (5.08m x 4.32m)

UPVC double glazed window to the rear, radiator, dressing area, door leading into the ensuite shower room.

En Suite 9'6 x 4'9 (2.90m x 1.45m)

Fitted with three piece suite with double shower, pedestal wash hand basin and low-level WC, double glazed window to front single radiator.

Bedroom 2 9'10 x 11'3 (3.00m x 3.43m)

UPVC double glazed window to the front, radiator.

Bedroom 3 9'8 x 6'10 (2.95m x 2.08m)

UPVC double glazed window to the rear, radiator.

Bedroom 4 7'10 x 8'9 (2.39m x 2.67m)

UPVC double glazed window to the front, radiator.

Family Bathroom 6'5 x 6'10 (1.96m x 2.08m)

Good size bathroom with low level wc, panelled bath with shower attachment, tiling to splash back areas, double glazed window to rear and wash hand basin.

Rear Garden

Mainly block paved with borders to surround. Gate to rear entrance by garage.

Garage & Parking

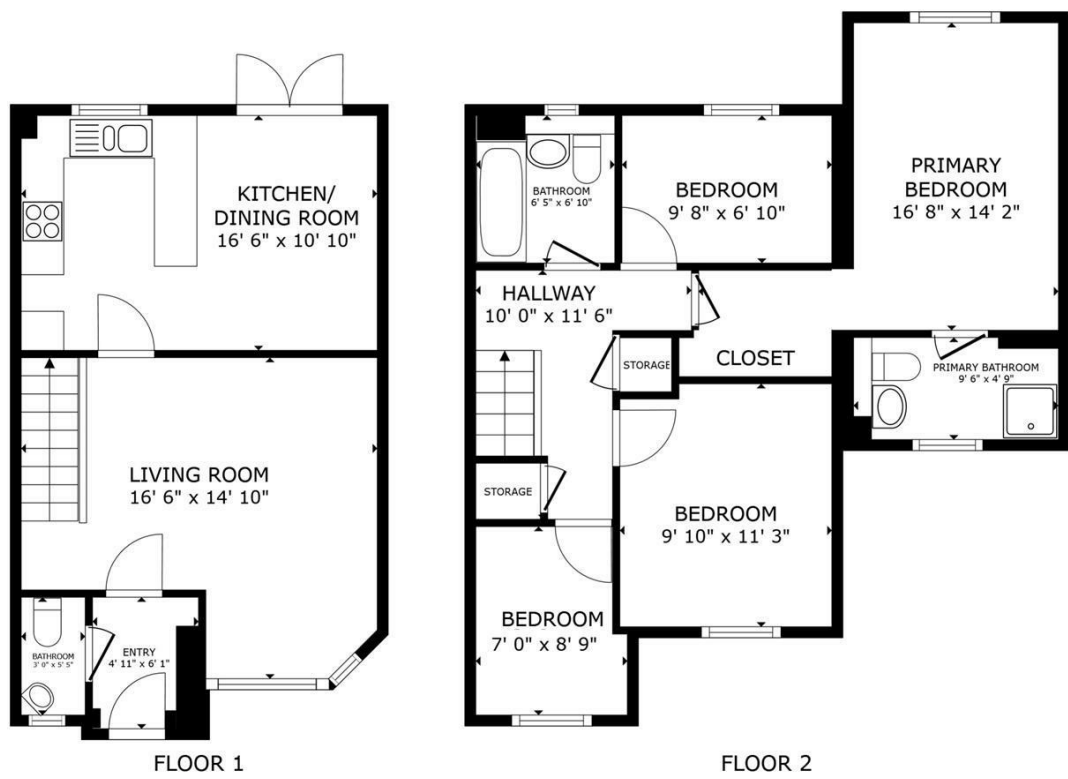Single garage, up and over door with power and lighting. Parking in front of the garage

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

FLOOR 1

KITCHEN/ DINING ROOM
16' 6" x 10' 10"

LIVING ROOM
16' 6" x 14' 10"

BATHROOM
3' 0" x 5' 5"

ENTRY
4' 11" x 6' 1"

FLOOR 2

BATHROOM
6' 5" x 6' 10"

BEDROOM
9' 8" x 6' 10"

PRIMARY BEDROOM
16' 8" x 14' 2"

HALLWAY
10' 0" x 11' 6"

STORAGE

CLOSET

PRIMARY BATHROOM
9' 6" x 4' 9"

STORAGE

BEDROOM
9' 10" x 11' 3"

BEDROOM
7' 0" x 8' 9"

GROSS INTERNAL AREA
FLOOR 1 443 sq.ft.   FLOOR 2 614 sq.ft.
TOTAL : 1,057 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 78

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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