



Catesby Road, Hillmorton  
Offers Over £250,000

complete  
ESTATE AGENTS

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# Catesby Road, Hillmorton, Rugby

Nestled on the charming Catesby Road in Hillmorton, Rugby, this delightful semi-detached house offers a perfect blend of comfort and style. With two spacious reception rooms, this property is ideal for both relaxation and entertaining guests. The well-proportioned living spaces provide ample room for family gatherings or quiet evenings at home. The semi-detached nature of the house allows for a sense of community while still providing privacy. The location on Catesby Road is particularly appealing, offering easy access to local amenities, schools, and parks, making it a perfect choice for families or professionals seeking a vibrant neighbourhood.

This property will require updating but presents an excellent opportunity for those looking to settle in Rugby and put their own stamp on this lovely property, combining practical living spaces with a welcoming atmosphere.

Don't miss the chance to make this lovely house your new home.

## **Entrance Porch 6'2" x 4'0" (1.89 x 1.23)**

Double glazed door

## **Entrance Hall 14'1" x 6'2" (4.30 x 1.89)**

Stairs to first floor.

## **Dining Room 10'11" x 10'10" (3.35 x 3.32)**

Storage heater. Bay window to front

## **Lounge 11'5" x 10'10" (3.49 x 3.32)**

Storage heater.

## **Kitchen 14'3" x 5'4" (4.36 x 1.65)**

An array of base cupboards and drawers. Eye level units.

Window to rear.



## **Family Room 10'9" x 5'9" (3.30 x 1.77)**

Patio door to rear.

## **Bedroom One 12'11" x 8'6" (3.95 x 2.60)**

Built in wardrobe. Storage heater

## **Bedroom Two 11'5" x 8'8" (3.50 x 2.66)**

Storage heater

## **Bedroom Three 7'8" x 5'11" (2.35 x 1.81)**

Storage heater

## **Bathroom 5'11" x 5'9" (1.81 x 1.77)**

Low flush WC. Wash hand basin. Panelled bath.

## **Garden**

Mature garden with maturing shrubs and trees. Workshop with power and light connected. Fully enclosed by timber fencing.

## **Rear Vehicular Access**

Access to the rear from Catesby Road which has vehicle access.

## **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**

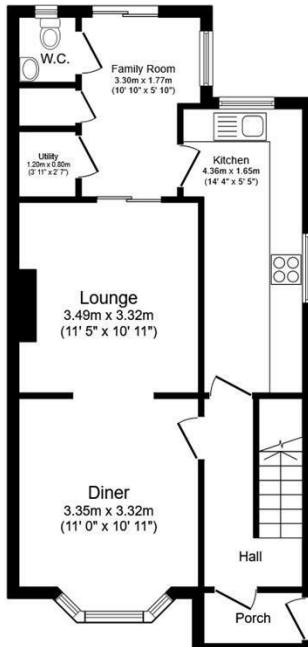
Rugby Borough Council,  
Town Hall,  
Evreux Way,  
Rugby  
CV21 2RR

## **Agents Note.**

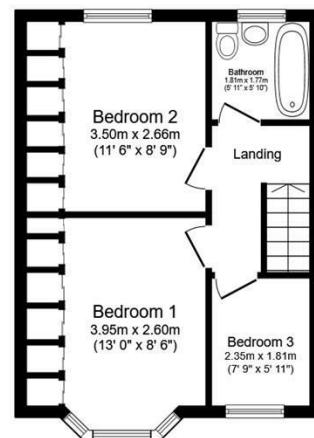
The property will require updating but similar properties in the street have changed hands over £300,000.



Catesby Road has excellent links to some of the the most sought after schools in Rugby.



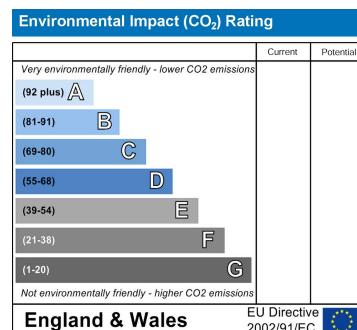
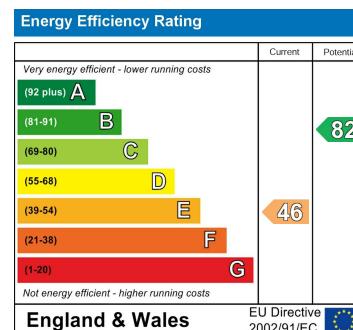
**Ground Floor**  
Floor area 54.0 sq.m. (581 sq.ft.)



**First Floor**  
Floor area 37.5 sq.m. (404 sq.ft.)

**Total floor area: 91.5 sq.m. (985 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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