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Waverley Road,
Offers Over £230,000

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Waverley Road, , Rugby

Nestled on the charming Waverley Road in the desirable area of Hillmorton, Rugby, this delightful semi-detached house offers a perfect blend of comfort and convenience. With a generous living space of 801 square feet, this property is ideal for families or those seeking a bit more room to breathe.

The home features two inviting reception rooms, which could be turned into a further bedroom, providing ample space for relaxation and entertaining guests. The well-proportioned kitchen is ready for your culinary adventures, while the bedrooms offer a peaceful retreat at the end of the day. The single bathroom is conveniently located to serve the household's needs.

Built in the late 1950s, this property retains a sense of character while offering the potential for modernisation to suit your personal taste. The semi-detached design ensures a sense of privacy, and the property benefits from parking space for two/three vehicles, a valuable asset in this sought-after location.

Hillmorton is known for its friendly community atmosphere and excellent local amenities, including shops, schools, and parks, making it an ideal place to call home. With easy access to Rugby town centre and transport links, this property is perfectly positioned for both work and leisure.

In summary, this semi-detached house on Waverley Road presents a wonderful opportunity for those looking to settle in a vibrant area of Rugby. With its spacious layout and potential for personalisation, it is a must-see for prospective buyers.

Hall

Kitchen 7'10" x 7'8" (2.4 x 2.36)

Living Room 14'7" x 11'4" (4.46 x 3.46)

Dining Room / Bedroom One 11'11" x 8'7" (3.65 x 2.63)

Bedroom Two 9'0" x 7'8" (2.75 x 2.35)

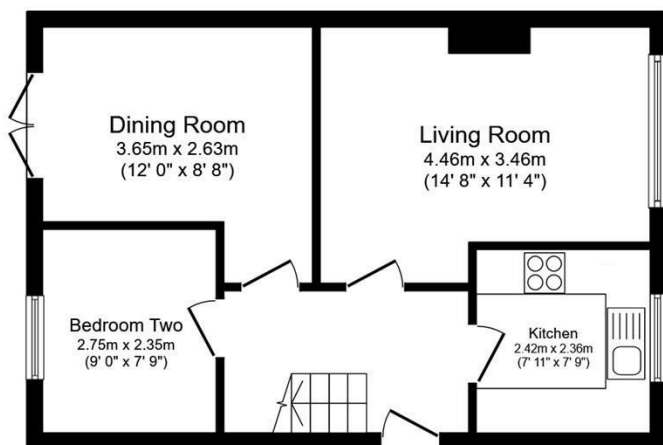
Master Bedroom 16'6" x 11'3" (5.05 x 3.44)

Master Bathroom 6'11" x 6'2" (2.11 x 1.88)

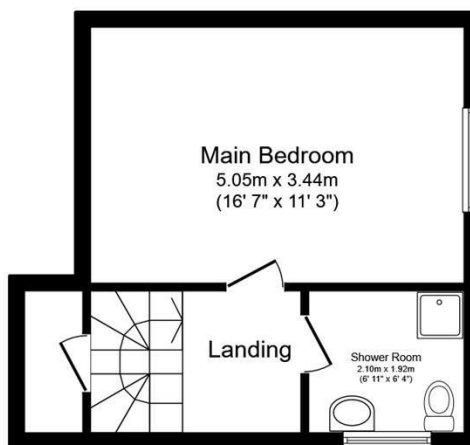
Garage







Ground Floor
Floor area 45.0 sq.m. (484 sq.ft.)



First Floor
Floor area 29.4 sq.m. (316 sq.ft.)

Total floor area: 74.4 sq.m. (801 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



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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