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Fern Green Close,  
Guide Price £290,000

complete  
ESTATE AGENTS

# Fern Green Close, , Rugby

In the sought-after area of Hillmorton, Rugby, this modern semi-detached house on Fern Green Close offers a delightful blend of comfort and contemporary living. Built in 2022, the property boasts a generous 829 square feet of well-designed space, making it an ideal home for families or professionals seeking a peaceful yet convenient location.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The house features three spacious bedrooms, providing ample room for family members or guests. Each of the three bathrooms is thoughtfully designed, ensuring convenience and privacy for all occupants.

The property is set in a friendly neighbourhood, with easy access to local amenities, schools, and parks, making it a perfect choice for families. Additionally, the house includes parking for two vehicles, a valuable feature in today's busy world.

With its modern construction and stylish finishes, this home is ready for you to move in and make it your own. If you are looking for a contemporary residence in a desirable location, this property in Hillmorton is not to be missed.

Further photos to follow

## Driveway

EV Charger and driveway for two vehicles

## Hall

## Lounge

## Kitchen/Diner

## WC

## Bedroom One

## Bedroom Two

## Master Bathroom

Shower over bath



## **Bedroom Three**

Built-in Wardrobes

## **En-Suite**

Double Shower

## **Garden**

Enclosed - North-East facing

## **EV Charger & Driveway for two vehicles**

## **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





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)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	96
(81-91)	B	84
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.