





18 Mellor Road Hillmorton, Rugby, CV21 4BP

Charming and spacious semi-detached BUNGALOW with TWO DOUBLE BEDROOMS, situated in a peaceful and highly sought after location offering excellent public transport links and close proximity to exceptionally well regarded nearby schools and local amenities. With its great location and delightful features, this property is ideal for families and couples seeking a comfortable and convenient abode in a desirable area.

The bungalow boasts a spacious and bright double bedroom, perfect for relaxing and unwinding after a long day. Additional double bedroom offers ample space for guests or could be converted into a study or home office.

The lounge/diner reception room is a welcoming space with an open-plan layout, featuring a cozy fireplace and providing direct access to the garden. This provides the perfect spot for entertaining or enjoying al fresco dining during the warmer months.

Guide price £269,950

18 Mellor Road Hillmorton, Rugby, CV21 4BP



- Charming Semi Detached Bungalow
 Two Double & Spacious Bedrooms
- Beautiful Landscaped Garden
- Highly Regarded Schooling & Local Amenities
- Council Tax Band C

Entrance Hall

9'4" x 4'9" (2.87 x 1.45)

Lounge/Diner 19'10" x 12'11" (6.07 x 3.94)

Kitchen 11'8" x 8'10" (3.56 x 2.70)

Conservatory 9'9" x 7'1" (2.98 x 2.16)

Shower Room 6'4" x 5'4" (1.94 x 1.64)

Bedroom One 14'5" x 10'11" (4.41 x 3.33)

Bedroom Two

12'0" x 10'11" (3.66 x 3.35)



- Modern Fitted kitchen
- Peaceful Location With Transport Links
- Open Plan Reception With Fireplace
- Garage & Parking Facilities
- EPC Rating D

Directions

https://www.brianmcg.co.uk

















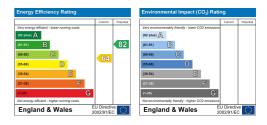
https://www.brianmcg.co.uk



Total floor area 78.2 sq.m. (842 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Office 205, Eastlands Court Business Centre, St.Peters Road, Rugby, Warwickshire, CV21 3QP Tel: 03303 904160 Email: info@brianmcg.co.uk https://www.brianmcg.co.uk