



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

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- Charming Semi Detached Bungalow
- Beautiful Landscaped Garden
- Highly Regarded Schooling & Local Amenities
- Council Tax Band C
- Two Double & Spacious Bedrooms
- Modern Fitted kitchen
- Peaceful Location With Transport Links
- Open Plan Reception With Fireplace
- Garage & Parking Facilities
- EPC Rating D

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)



[Directions](#)



Floor Plan



Floor Plan

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

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