

82 Catesby Road Hillmorton, Rugby, CV22 5JL

This delightful semi-detached house that's just calling out for a touch of love and personalisation to transform it into your dream home. Currently up for sale, this charming abode is nestled in a peaceful locale, surrounded by excellent public transport links, reputable nearby schools, and a plethora of local amenities.

This residence has been designed with families in mind and offers ample living space with three welcoming reception rooms. Each of these spaces is flooded with natural light thanks to their open-plan layout and large windows, one of which offers a lovely garden view. With direct access to the garden from one of the reception rooms, you'll have the perfect setting for those cherished family gatherings and summer barbecues.

The house boasts three comfortable bedrooms - two spacious doubles and a cosy single. The master bedroom, a true haven, offers built-in wardrobes and plenty of natural light pouring in, making it the perfect place to relax after a long day. The other rooms also benefit from built-in wardrobes and an abundance of sunlight.

Guide price £295,000

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- Bay Fronted Semi Detached
- No Onward Chain
- Three Bedrooms
- Extended to Rear Single Storey
- Entrance Porch and Hallway
- Lounge/Diner
- Kitchen
- Family Bathroom
- Driveway
- Enclosed Rear garden

Entrance Porch

6'2" x 4'0" (1.89 x 1.23)

Bedroom One

12'11" x 8'6" (3.95 x 2.60)

Entrance Hall

14'1" x 6'2" (4.30 x 1.89)

Bedroom Two

11'5" x 8'8" (3.50 x 2.66)

Dining Room

10'11" x 10'10" (3.35 x 3.32)

Bedroom Three

7'8" x 5'11" (2.35 x 1.81)

Lounge

11'5" x 10'10" (3.49 x 3.32)

Bathroom

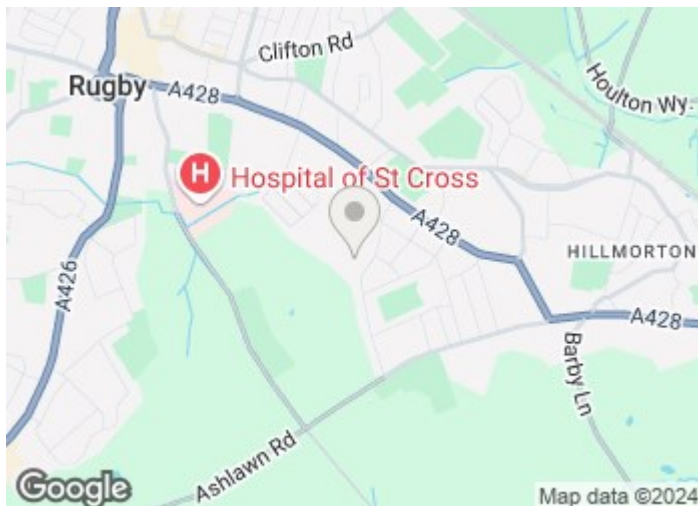
5'11" x 5'9" (1.81 x 1.77)

Kitchen

14'3" x 5'4" (4.36 x 1.65)

Family Room

10'9" x 5'9" (3.30 x 1.77)



[Directions](#)



Floor Plan



Ground Floor

Floor area 53.2 m² (573 sq.ft.)

First Floor

Floor area 37.2 m² (401 sq.ft.)

TOTAL: 90.4 m² (973 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

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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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	