



45 Balcombe Road Hillmorton, Rugby, CV22 5HZ

This traditional semi detached home has been EXTENDED to the rear, and boasts a fully insulated OUTBUILDING with power and lighting which could be utilised as a home office, and a LARGE fully insulated TIMBER GARDEN ROOM & separate storage facility.

Situated in the sought after Paddox area of Hillmorton, within catchment of the highly regarded Paddox and Ashlawn schools, this property has been modernised and improved over the years to create a stylish and versatile family home arranged over two floors.

The accommodation comprises of an entrance porch and hall, lounge with feature log burning stove, a dining area, refitted galley style kitchen, and guest WC on the ground floor. The first floor hosts two double bedrooms and a refitted family bathroom.

Guide price £280,000

45 Balcombe Road

Hillmorton, Rugby, CV22 5HZ



- EXTENDED Semi Detached
- Two Double Bedrooms
- Fully Insulated Outbuilding/Home Office
- Large Insulated Timber Summerhouse & Storage Shed
- Gravelled Driveway For Two Vehicles
- Lounge With Feature Log Burner
- Dining Area & Refitted Kitchen
- Guest WC & Refitted Bathroom
- Enclosed Rear Garden
- Sought After Location

Entrance Hall

7'4" x 2'4" (2.24 x 0.73)

Bathroom

7'4" x 5'10" (2.24 x 1.79)

Lounge

15'10" x 14'0" (4.83 x 4.28)

Outbuilding/Office

10'7" x 6'5" (3.25 x 1.96)

Diner

12'9" x 9'9" (3.90 x 2.98)

Timber Summerhouse & Storage Shed

19'2" x 16'3" (5.85 x 4.96)

Kitchen

13'5" x 6'7" (4.09 x 2.03)

Guest WC

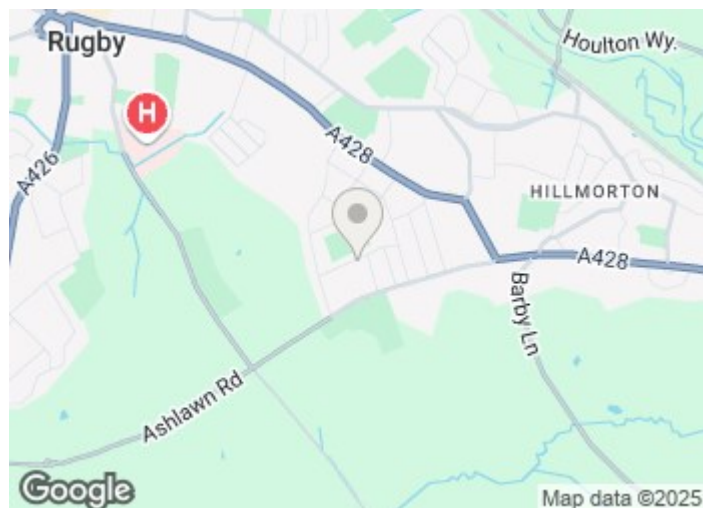
6'6" x 2'9" (2.00 x 0.84)

Bedroom One

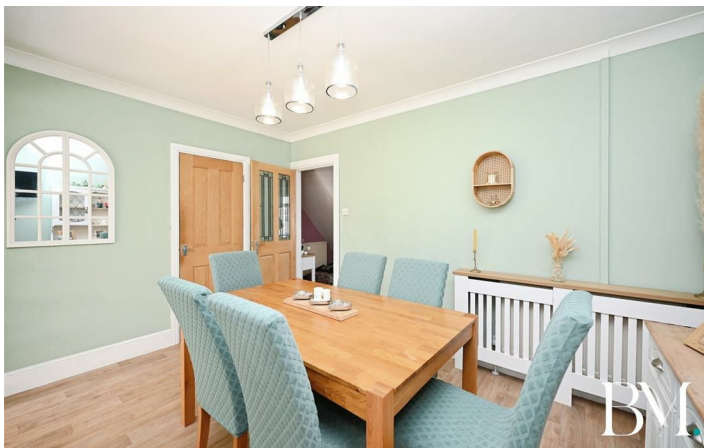
11'11" x 10'11" (3.64 x 3.35)

Bedroom Two

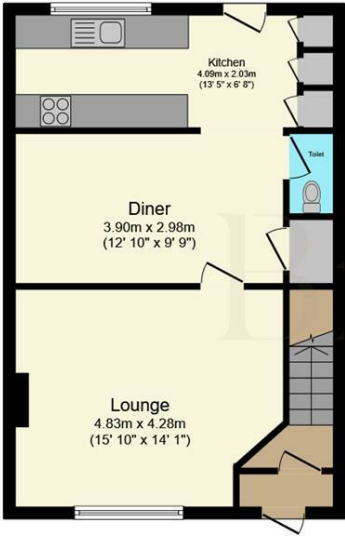
10'8" x 9'8" (3.27 x 2.96)



[Directions](#)

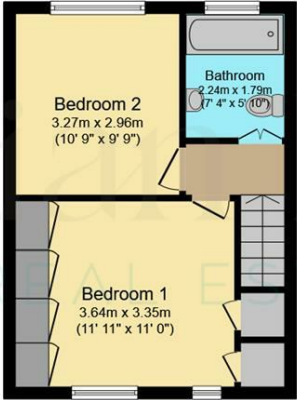


Floor Plan



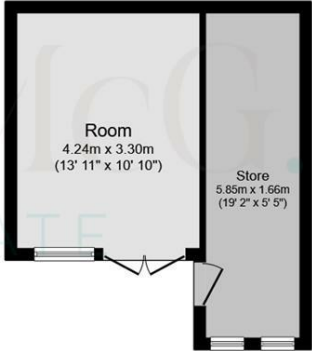
Ground Floor

Floor area 50.7 sq.m. (546 sq.ft.)



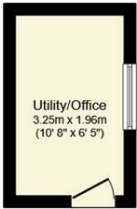
First Floor

Floor area 32.6 sq.m. (351 sq.ft.)



Outbuilding

Floor area 30.7 sq.m. (331 sq.ft.)



Total floor area: 114.0 sq.m. (1,227 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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