



184 Hillmorton Road, Rugby, Warwickshire, CV22 5AP

HOWKINS &  
HARRISON



184 Hillmorton Road,  
Rugby,  
Warwickshire, CV22 5AP

Guide Price: £695,000

Offered for sale with no onward chain, a unique opportunity to acquire a detached property occupying a large corner plot, in total measuring 0.36 acres, situated in one of the most sought after locations in Rugby.

The property boasts six bedrooms arranged over three floors, double tandem garage and off road parking for several vehicles, viewing is highly recommended.

### Features

- Detached family home
- Large garden plot - 0.36 acres
- Three reception rooms
- Five bedrooms and a large attic bedroom
- UPVC double glazing and gas central heating
- In need of updating
- Original character features
- Coal store and larder
- Tandem double garage
- Off road parking for several vehicles





## Location

The property is located on Hillmorton Road a short distance to Rugby town centre and Rugby railway station. Rugby town has a good selection of high street and independent shops, as well as restaurants, bars, coffee shops and leisure facilities. State funded and independent schooling is available within the town or a short bus journey away, with Lawrence Sheriff and Rugby School both being within walking distance. The property is well positioned for the commuter with easy access to road and rail networks, including M1, M6, M45 and A45. Rugby railway station offers a frequent high speed train service to London Euston in just under 50 minutes, as well as regular services to Coventry, Birmingham, and the north.



## Accommodation Details - Ground Floor

The property is accessed via a UPVC part glazed door into a stunning brick built porch with a quarry tiled floor, the main door opens into the hallway which has the original Parquet flooring and the staircase rising to the first floor with store cupboard beneath. Doors from the hallway open into the sitting room, dining room and kitchen, the sitting room is situated at the front of the property with a large bay window, wooden flooring, original picture rails and a fireplace with a tiled hearth and inset gas fire. The dining room has double doors opening onto the rear garden, wooden flooring and an original 1930's fireplace along with picture rails. The kitchen has a range of wall and base units with appliance space and doors leading through to the larder and an inner hallway with access to a coal store, WC and a room currently used as an office.

## First Floor & Loft Room

The first floor has five bedrooms, three of the rooms are complete with original fireplaces, deep skirting boards and picture rails. The master bedroom is situated to the front with a large bay window allowing lots of light to flood into the room. Two further double bedrooms and two single rooms along with a family bathroom and separate WC complete the first floor accommodation.

A further staircase rises from the first floor into a loft room/bedroom six having a Velux window and power and light, this would make the ideal office/ hobby room and is complete with exposed brickwork and exposed wooden floorboards.











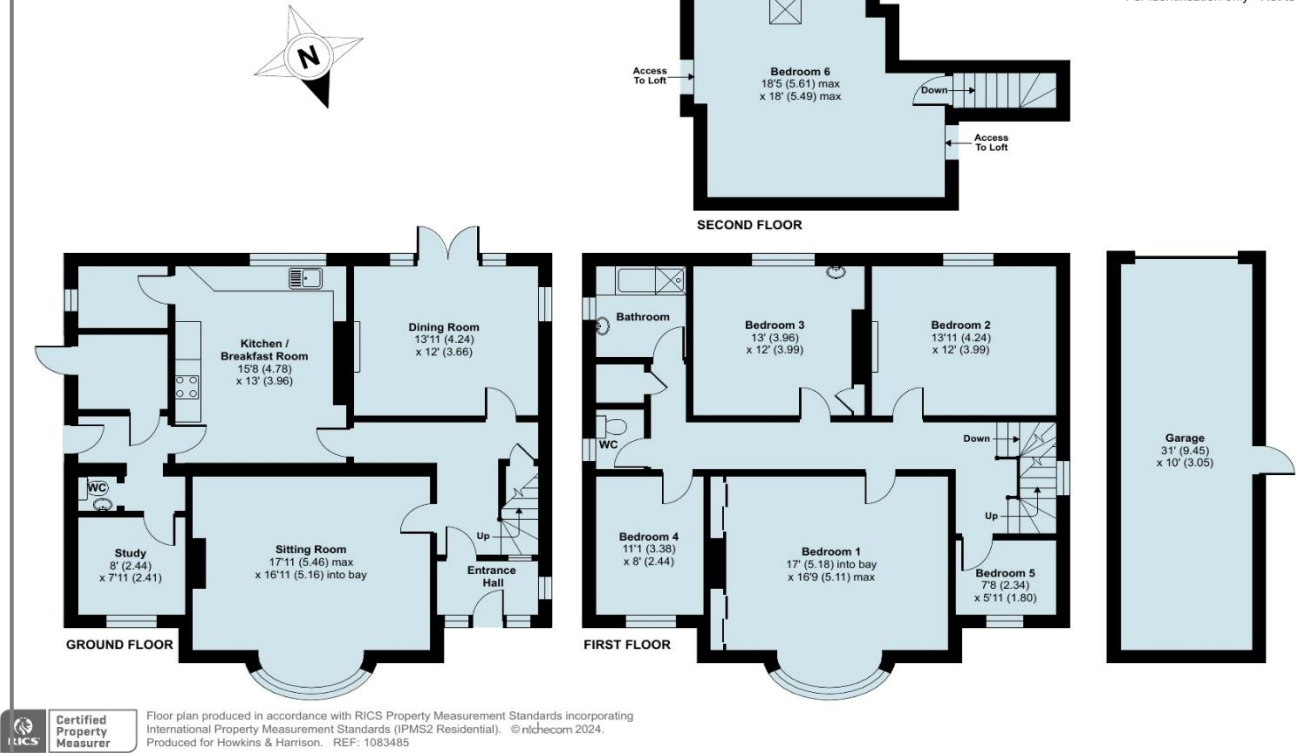
## Outside

The plot measures approximately 0.36 acre and has a large private frontage enclosed by mature hedging along with mature trees and shrubs. A tarmac driveway offers off road parking for several vehicles. The rear garden is mostly laid to lawn with mature trees and shrubs and a double tandem garage is accessed via the garden or off Sidney Road with wrought iron gates. The garage has an up and over door, courtesy door to the side and concrete hard standing for further parking.

## Hillmorton Road, Rugby, CV22

Approximate Area = 2413 sq ft / 224.1 sq m  
Garage = 310 sq ft / 28.7 sq m  
Total = 2723 sq ft / 252.9 sq m

For identification only - Not to scale



An enviable garden plot,  
superb residential location and  
offered with no upward chain







## Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01788 564666

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

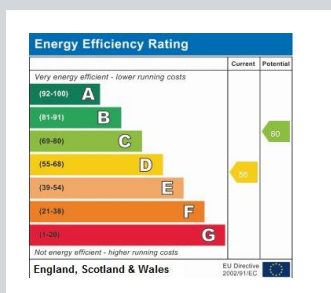
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Rugby Borough Council - Telephone: (01788) 533533

## Council Tax

Band - F



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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