



18 Mellor Road, Rugby, Warwickshire, CV21 4BP

HOWKINS &  
HARRISON



18 Mellor Road,  
Rugby, Warwickshire,  
CV21 4BP

A well presented semi detached bungalow located in a popular residential area within Lower Hillmorton, boasting two double bedrooms, a spacious lounge/diner, conservatory, a low maintenance rear garden and ample off-road parking with single garage.

#### Features

- Popular residential location
- Close to local amenities
- Two double bedrooms
- Modern kitchen
- Spacious lounge/diner
- Shower room
- UPVC double glazing
- Ample off-road parking
- Single garage
- Low maintenance enclosed rear garden



## Location

The property is located in the heart of Lower Hillmorton which has many local amenities including two supermarkets, a variety of take-aways, beauticians, hairdressers, public houses and independent retailers. Primary schooling is available at Hillmorton Primary School, which has an outstanding ofsted rating, with secondary schooling at Ashlawn, both of which are within walking distance. Further schooling is available in Rugby, including Abbots Farm Primary School, Rugby High School for Girls and Lawrence Sheriff. Rugby itself has a variety of shopping experiences with out of town shopping, a selection of High Street stores and an independent shopping area offering a range of individual outlets. Rugby town also benefits from a large selection of bars, restaurants, and coffee shops, as well as leisure facilities and public parks. Rugby Station offers a frequent rail service to London Euston which takes just under 50 minutes.



## Accommodation

The property is entered from the side aspect and opens into a light and airy entrance hall, with parquet style flooring and doors leading to the living accommodation. There is a continuation of the parquet flooring in the shower room, which has a built-in storage/airing cupboard and is fitted with a white suite comprising of a double walk-in shower enclosure, pedestal wash hand basin and WC. The spacious lounge/diner is located to the rear elevation, with sliding patio doors flooding the room with natural light and providing access to the garden. The focal point to the room is an attractive limestone feature fireplace with a flame effect gas fire inset. The kitchen is also located to the rear and is fitted with a modern range of white high gloss base and eye level units incorporating numerous cupboards and drawers. There is space for a freestanding cooker, full height fridge/freezer and space with plumbing for a dishwasher or washing machine. There is tiling to the floor, widow to the side and a glazed window and door leading through into the conservatory, with tiled flooring and patio door providing access to the rear garden. There are two spacious double bedrooms, each with a large window overlooking the front aspect.

## Outside

To the front a generous driveway provides ample off-road parking, the driveway continued alongside the property and provides further parking in front of the single garage. A side gate leads to the rear garden, which is designed to be of low maintenance and mainly laid to gravel with mature planted flower beds. Paved stepping stones lead under a wooden pergola with trellis to the rear part of the garden. A paved patio area to the rear of the sitting room provides an ideal space for outdoor dining and seating.



## Viewing

Strictly by prior appointment via the selling agent  
Howkins & Harrison. Contact [Tel:01788-564666](tel:01788-564666).

## Fixtures and Fittings

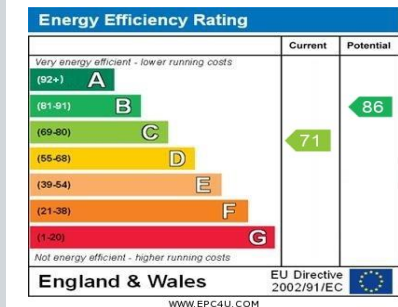
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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

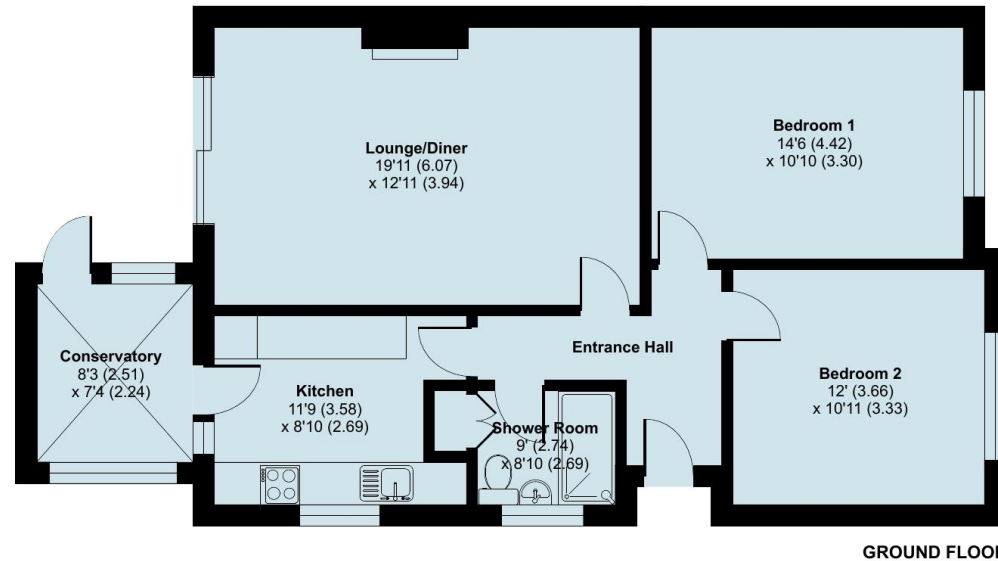
Rugby Borough Council. Tel:01788-533533.  
Council Tax Band – C.



## Mellor Road, Rugby, CV21

Approximate Area = 855 sq ft / 79.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Howkins & Harrison. REF: 1220295

## 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.