



103 McKinnell Crescent, Rugby, Warwickshire, CV21 4AU

HOWKINS &
HARRISON

103 McKinnell Crescent,
Rugby, Warwickshire,
CV21 4AU

Guide Price: £215,000

Nestled in a popular residential area within Lower Hillmorton, this two bedroom semi-detached bungalow on Mckinnell Crescent benefits from an enclosed rear garden and off-road driveway parking with single garage, which provides practical solutions for vehicle storage and additional convenience. The property is in need of some modernisation, presenting an excellent opportunity for those looking to create their ideal home. Offered to the market with no onward chain.

Features

- Popular residential location
- Sitting room
- Kitchen
- Refitted Vaillant gas boiler
- Shower room
- Two bedrooms
- Off-road driveway parking
- Single garage
- Enclosed rear garden
- No onward chain



Location

The property is in sought-after Lower Hillmorton and is in close proximity to the town centre, which offers a good selection of independent and High Street shops as well as a wide range of bars, restaurants and coffee shops. The property is also in walking distance to the sports centre, the local park and countryside, via the Great Central Way. There is a good selection of state funded and independent primary and secondary schooling, including grammar schools, academies, Warwickshire College, and the world-renowned Rugby School. The property is also well positioned for the commuter with easy access to major road networks and Rugby Railway Station, offering a frequent rail service to London Euston which takes just under 50 minutes.



Accommodation

The property is entered to the side elevation and opens into a hallway with doors providing access to the accommodation. The sitting room is located to the front aspect with a large bay window affording plenty of natural light. Also to the front is bedroom two which is a good sized single room, whilst bedroom one is situated to the rear and is a well-proportioned double room with a built-in wardrobe and a window overlooking the garden. The kitchen also overlooks the garden and is fitted with a range of base and eye level units with space for a cooker and space with plumbing for a washing machine, from here, a door provides access through to a lean-to which has space for a fridge/freezer and a door providing access to the garden. The shower room is fitted with a white suite and comprises of a wash hand basin, WC and corner shower enclosure.

Outside

To the front, the property is enclosed by a low-level brick wall and features a fore garden laid to lawn adjacent to which, is a driveway which provides off-road parking and leads to a single garage. There is gated access to the rear garden which is of a good size, fully enclosed by timber fencing and mainly laid to lawn, with a useful wooden garden shed and brick-built outbuilding. To the rear of the garden there is gated access to The Bluebell Walk which forms a series of walks called Rugby Town and Country Walks and includes areas of attractive countryside, ideal for dog walking and family strolls.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Viewing

Strictly by prior appointment via the selling agent
Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

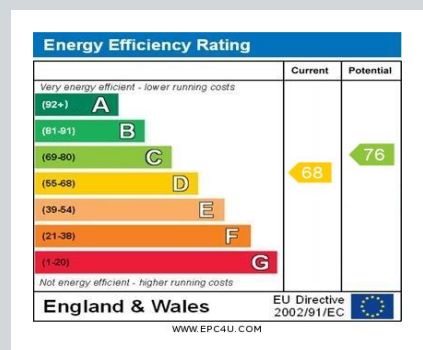
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – B.



Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [Howkinsandharrison](https://www.facebook.com/HowkinsLLP)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

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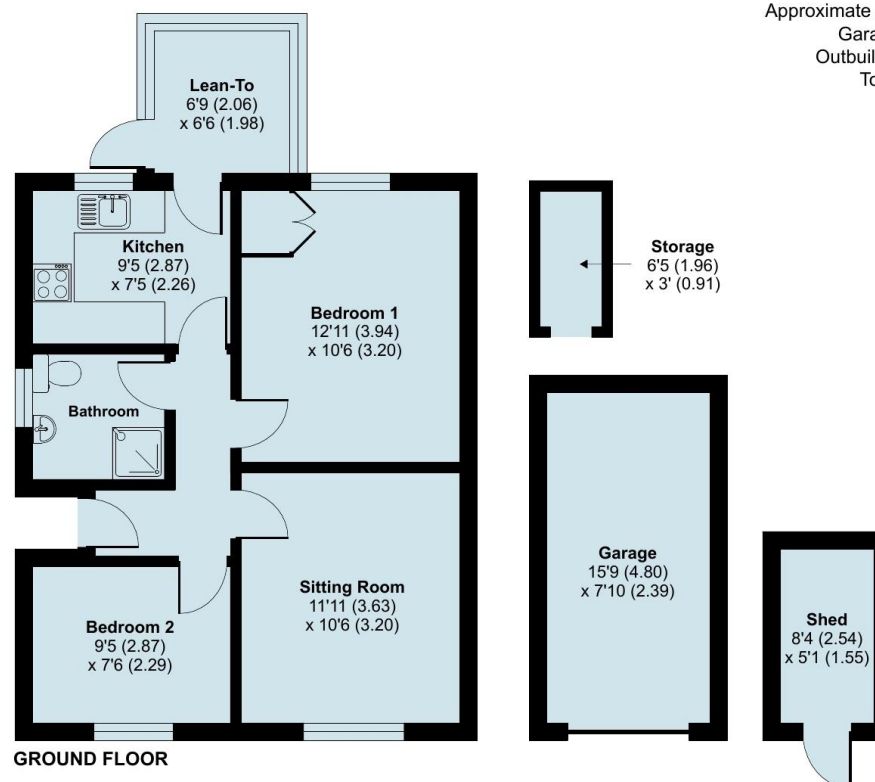
Approximate Area = 560 sq ft / 52 sq m

Garage = 124 sq ft / 11.5 sq m

Outbuildings = 56 sq ft / 5.2 sq m

Total = 740 sq ft / 68.7 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). © richcom 2025. Produced for Howkins & Harrison. REF: 1332083

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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