



**Connells**

Station Road  
Hillmorton Rugby





### Property Description

An exciting development of new homes in the semi-rural town of Rugby, complete with countryside views, excellent on-site amenities and convenient transport links to major commuter areas. This collection of 2 to 5-bedroom new homes forms part of an emerging residential community focused around a thriving village centre. With a select final few homes still available now is the perfect time to make your move.



## Living Room

14' 10" x 10' 11" ( 4.52m x 3.33m )

## Kitchen/dining Area

19' 7" x 11' 3" ( 5.97m x 3.43m )

## Bedroom Two

10' x 10' 4" ( 3.05m x 3.15m )

## Bedroom Three

11' 3" x 8' 11" ( 3.43m x 2.72m )

## Bedroom Four

11' 1" x 7' 11" ( 3.38m x 2.41m )

## Top Floor Bedroom One

16' 11" x 11' 2" ( 5.16m x 3.40m )



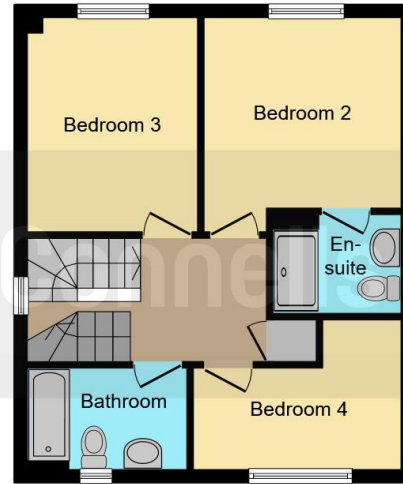








**Ground Floor**



**First Floor**



**Second Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01788 579880**  
**E [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)**

25 Regent Street  
RUGBY CV21 2PE

**EPC Rating: Exempt**

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY106440](http://connells.co.uk/Property/RBY106440)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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