



Connells

Willow Tree Gardens
Hillmorton Rugby



Property Description

****OVER 55'S ONLY**** A well proportioned one bedroom bungalow which is available to over 55's and situated within a small development of similar properties that benefits from having communal gardens and off-road parking.

The accommodation comprises; entrance porch/sun-room, lounge, kitchen/breakfast room, inner hallway with large storage cupboard, double bedroom and a spacious bathroom with bath and shower.

Externally to the front, there is a low maintenance garden for pots and a communal garden beyond.

The property is also a short 5 minute drive away from the town centre, offering a great selection of High Street and independent shops as well as a wide range of restaurants, bars and coffee shops. There is a good selection of primary and secondary schooling, including academies, grammar schools, Warwickshire College and the renowned Rugby School. The property is also well positioned for the commuter with easy access to major road networks and Rugby Railway Station which offers a regular rail service to London Euston in just under 50 minutes



Entrance Porch

UPVC - part glazed

Inner Hall

Large cupboard, boiler

Lounge

14' 1" x 10' 2" (4.29m x 3.10m)

Window to front, carpeted, arch to window.

Kitchen

9' 9" x 7' 5" (2.97m x 2.26m)

Wall & base units, sink, plumbing for washing machine, space for fridge freezer, vinyl floor, tiled, extractor fan.

Hallway

Bedroom One

8' 10" x 13' 1" (2.69m x 3.99m)

Carpeted

Bathroom

8' 7" x 6' 7" (2.62m x 2.01m)

Bath, shower cubicle, heated towel rail, tiled walls, vinyl tiled floor, w/c,sink

Front Garden

Communal small low maintenance garden

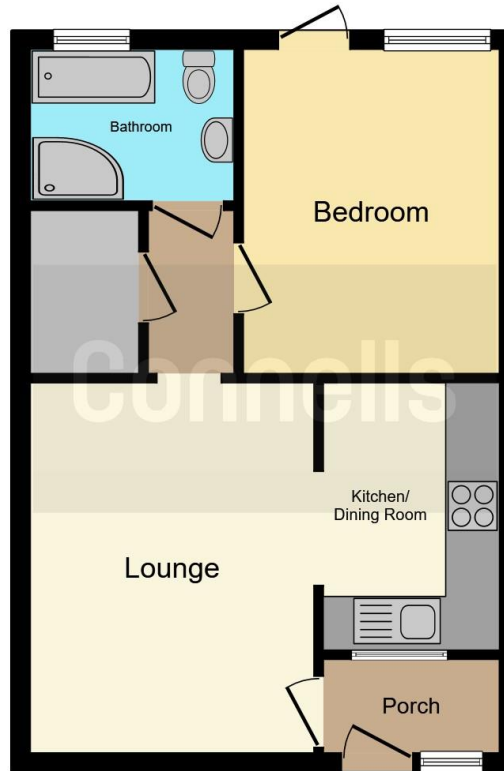
Parking

Allocated parking and visitor bays









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

To view this property please contact Connells on

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
RUGBY CV21 2PE

EPC Rating: C

Tenure: Freehold

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Property Ref: RBY106902 - 0003