



**Connells**

Hill Top Park  
Princethorpe Rugby



# Hill Top Park Princethorpe Rugby CV23 9PW

for sale offers in excess of  
**£200,000**



## Property Description

Connells are delighted to bring to market this superb, modern two bedroom park home in Hill Top Park in Princethorpe, Rugby. Hill Top Park in brief comprises of; entrance, spacious open lounge/diner, kitchen, two double bedrooms with en suite to master and bathroom. Externally, there is a garden area and idyllic countryside views to the side. The property also has allocated parking and further visitor parking on site.

Princethorpe is a well-established village located approximately halfway between Rugby and Leamington Spa, and also provides convenient access to Coventry, Southam and Warwick. The village includes local shops and amenities, a primary school, and the well-renowned Princethorpe College. The village is surrounded by countryside and is ideally situated with excellent access to road networks nearby including the motorway networks of A45, A46, M1 & M6. Rugby railway station also offers a high speed train service to London Euston in just under 50 minutes.

Call us today on 01788 579880 to arrange your exclusive viewing on this must see property!

## Entrance Hall

Main door leading to entrance hall which has a built in storage cupboard.

## Lounge/Diner

19' x 18' 6" ( 5.79m x 5.64m )

Spacious open plan lounge/diner featuring electric fireplace, and window to the front and side aspect.

## Kitchen

11' 11" x 9' 2" ( 3.63m x 2.79m )

Featuring a range of wall and mount base units. Integrated appliances including; oven with four gas hob and extractor fan, fridge freezer, washing machine and sink + drain. Additionally, there is appliance space for a dish washer or tumble dryer, and a built in boiler cupboard. There is also a door to the rear and window to the rear aspect.

## Bedroom One

14' 5" Maximum x 10' 7" Maximum ( 4.39m Maximum x 3.23m Maximum )

Master bedroom featuring walk in wardrobe and window to the front aspect.

## En Suite

En suite off bedroom one with double walk in shower, low level WC, wash hand basin and window to the rear aspect.

## Bedroom Two

9' 3" x 8' 5" ( 2.82m x 2.57m )

Featuring built in wardrobes with sliding doors and window to the rear aspect.

## Bathroom

Tiled bathroom with built in bath, low level WC, wash hand basin and window to the front aspect.

## Garden

Decking/garden around surrounding the property, and idyllic countryside views to the side.

## Parking

The property has allocated parking for one vehicle, plus further visitor parking is available on site.



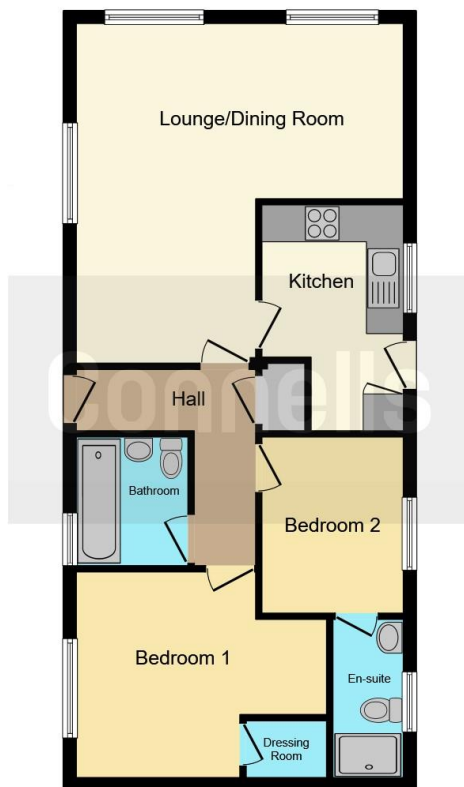












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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

25 Regent Street  
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EPC Rating: Exempt  
 Council Tax Band: A

Tenure:

**view this property online [connells.co.uk/Property/RBY107308](http://connells.co.uk/Property/RBY107308)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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.

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