



EDWARD KNIGHT
ESTATE AGENTS

73 SIDNEY ROAD, HILLMORTON, RUGBY, CV22 5LD

OFFERS OVER £320,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this wonderful semi-detached home with a large garden in Hillmorton. Located on one of Hillmorton's most sought after roads, this three-bedroom property occupies an enviable plot that boasts potential for double storey extensions and internal renovation throughout the accommodation. This lovely family home is being offered for sale with no onward chain, early internal inspection is strongly recommended to avoid missing out on this fantastic property.

The accommodation includes an entrance hall, lounge, dining area, kitchen, three well-proportioned bedrooms and a family bathroom. Externally is a good size driveway and large rear garden.

LOCATION

Hillmorton boasts a range of amenities and shops to include a hotel, public houses, post office, supermarkets, hardware store, beauticians, hairdressers, veterinary, and a range of eateries and bespoke stores. This property is less than 2.5 miles from Rugby railway station and 50 minutes from central London by train. Schooling includes the Ofsted outstanding Hillmorton Primary School, Lawrence Sheriff grammar school and outstanding Ofsted rated Paddox Primary School plus the Squirrels pre-school. The world famous Rugby School is also a short drive away, as is Rugby town centre.



ENTRANCE HALL

5' 9" x 12' 4" (1.75m x 3.76m)

LOUNGE

12' 0" x 12' 1" (3.66m x 3.68m)

DINING ROOM

13' 0" x 11' 1" (3.96m x 3.38m)

KITCHEN

9' 4" x 7' 4" (2.84m x 2.24m)

MASTER BEDROOM

12' 4" x 12' 1" (3.76m x 3.68m)

BEDROOM TWO

12' 9" x 10' 10" (3.89m x 3.3m)

BEDROOM THREE

8' 5" x 6' 3" (2.57m x 1.91m)

BATHROOM

8' 4" x 6' 3" (2.54m x 1.91m)

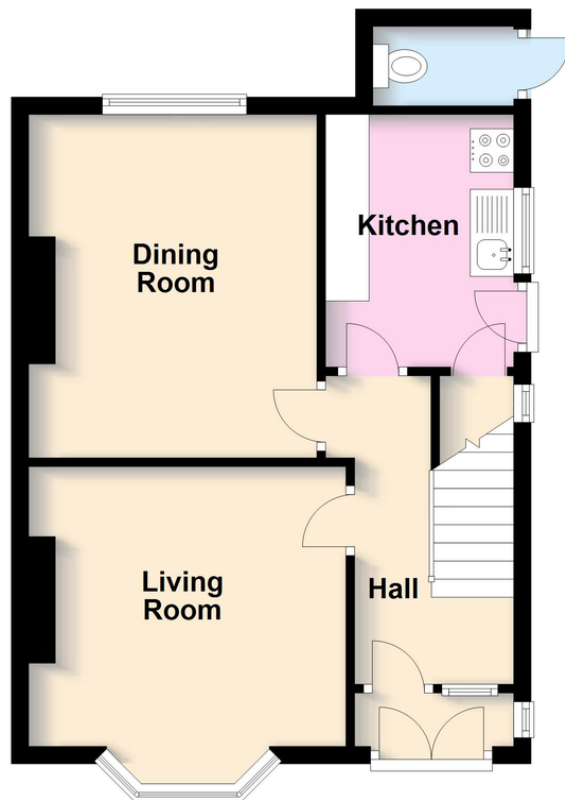






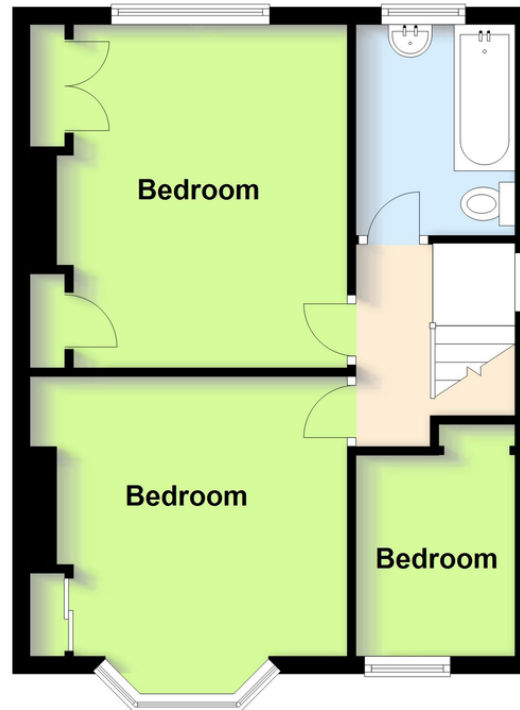
Ground Floor

Approx. 42.3 sq. metres (455.5 sq. feet)



First Floor

Approx. 40.7 sq. metres (437.9 sq. feet)



Total area: approx. 83.0 sq. metres (893.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

