



EDWARD KNIGHT
ESTATE AGENTS

89 CONSTABLE ROAD, RUGBY, CV21 4DA

£299,950





SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this three-bedroom detached family home which is situated in the highly sought after area of Hillmorton, Rugby the property does require some updating and modernisation. In brief the accommodation comprises of entrance porch, entrance hall, lounge, dining room and fitted kitchen. To the first floor there are three well-proportioned bedrooms and a bathroom with separate W.C. Externally there is a well-kept rear garden and to the front a driveway providing ample off-road parking leading to a car port and single garage. Early viewing is highly recommended, and the property is being sold with no onward chain.



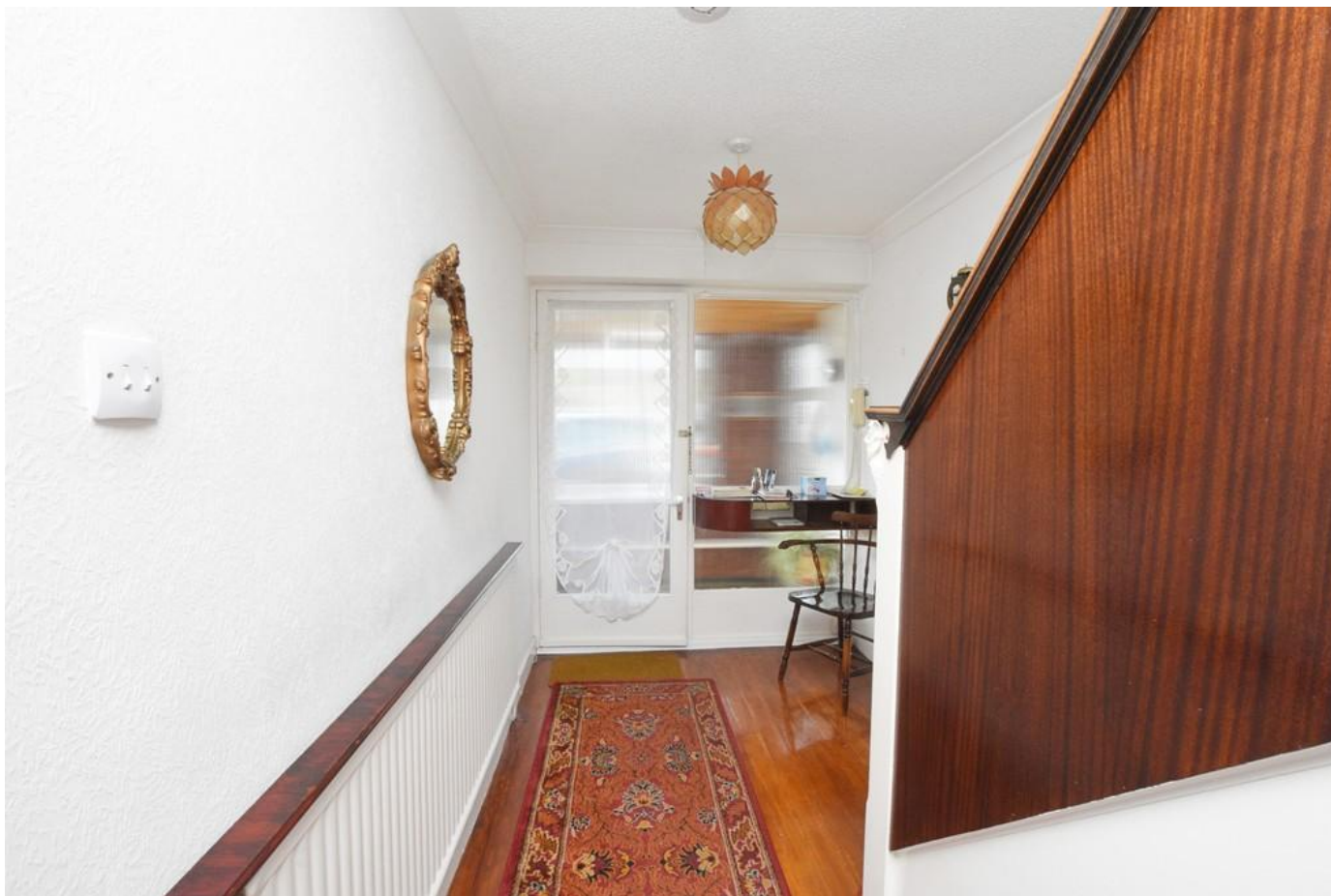
LOCATION

This property is located on a quiet road in the heart of one of Rugby's most desirable residential location, Lower Hillmorton. The area boasts a range of amenities and shops to include a hotel, public houses, post office, supermarkets (Sainsburys & Aldi being a stones throw away), hardware store, pharmacy, beauticians, hairdressers, veterinary, and a range of eateries and bespoke stores. The nearby bus route provides easy access into Rugby's town centre and retail parks.

Schooling includes the ever popular Ashlawn School, Lawrence Sheriff grammar school and outstanding Ofsted rated Hillmorton Primary School, Paddox Primary School, Abbotts farm Infant & Junior School and English Martyrs Catholic Primary School. The world famous Rugby School is also a short drive away, as is Rugby town centre which offers a growing and diverse range of independent shops, bars, takeaways and restaurants with a recent boom in independent food outlets offering world cuisine.

Walkers will benefit greatly from this property's location, situated on the edge of Hillmorton and its vast ongoing countryside. There are an array of public footpaths and beautiful cross-country walks on offer as well as Hillmorton's 'Locks' which is a pretty canal side location where you can enjoy refreshments and begin exploring the lengthy canal sidewalks on offer.

This property is less than 2 miles from Rugby railway station and 50 minutes from central London by train.







ENTRANCE HALL

8' 3" x 5' 1" (2.51m x 1.55m)

HALL

15' 3" x 6' 5" (4.65m x 1.96m)

LOUNGE

13' 4" x 12' 6" (4.06m x 3.81m)

DINING ROOM

12' 5" x 10' 5" (3.78m x 3.18m)

KITCHEN

13' 2" x 7' 9" (4.01m x 2.36m)

W.C

BEDROOM ONE

10' 9" x 10' 8" (3.28m x 3.25m)

BEDROOM TWO

10' 2" x 10' 2" (3.1m x 3.1m)

BEDROOM THREE

10' 4" x 7' 9" (3.15m x 2.36m)

BATHROOM

5' 9" x 5' 6" (1.75m x 1.68m)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements