



EDWARD KNIGHT
ESTATE AGENTS

5 HART CLOSE, RUGBY, CV21 3TP

£380,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this fantastic semi-detached home situated over three floors occupying in a quiet cul de sac in the sought after area of Hillmorton. The accommodation on offer is set over three floors, on the ground floor there is an entrance hall, lounge/ dining room, conservatory, re-fitted kitchen and W.C. To the first floor there are three well proportioned bedrooms and to the second floor there is another bedroom/office.

The property benefits from gas central heating to radiators and Upvc double glazing where mentioned. To the front there is off road parking and a well maintained rear garden.



LOCATION

Situated in this popular cul-de-sac location on Hart Close, this property enjoys an enviable location within a popular residential area, close to local amenities and Rugby town centre, and well-regarded schooling for all ages. Rugby train station is just a short drive/walk away and offers mainline services to London Euston in less than 60 minutes.

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.

Schooling options include Eastlands Primary School, Hillmorton Primary School, Abbots Farm Schools plus Paddox Primary School. The world famous Rugby School is also a short drive away as is Lawence Sheriff Grammar School.

The GEC Recreational ground is a short walk away and ideal for families and dog walkers.

Viewing is highly recommended to appreciate the property on offer and are strictly through Edward Knight Estate Agents.







GROUND FLOOR

ENTRANCE HALL

12' 6" x 3' 4" (3.81m x 1.02m)

LOUNGE/DINING ROOM

LOUNGE AREA

12' 8" x 11' 5" (3.86m x 3.48m)

DINING AREA

11' 9" x 10' 9" (3.58m x 3.28m)

CONSERVATORY

15' 8" x 10' 2" (4.78m x 3.1m)

KITCHEN

13' 6" x 11' 2" (4.11m x 3.4m)

W.C

5' 7" x 2' 9" (1.7m x 0.84m)

FIRST FLOOR

BEDROOM ONE

13' 0" x 11' 6" (3.96m x 3.51m)

BEDROOM TWO

12' 5" x 11' 4" (3.78m x 3.45m)

BEDROOM FOUR

7' 4" x 5' 9" (2.24m x 1.75m)

SECOND FLOOR

BEDROOM THREE

13' 2" x 15' 5" (4.01m x 4.7m)

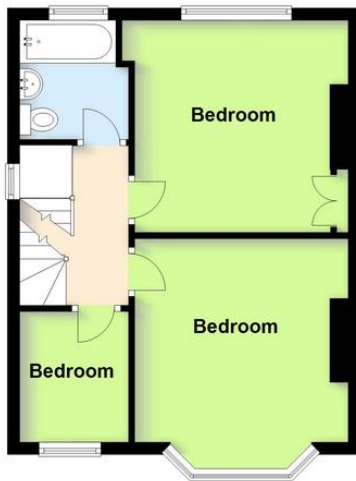


Ground Floor
Approx. 60.4 sq. metres (649.8 sq. feet)

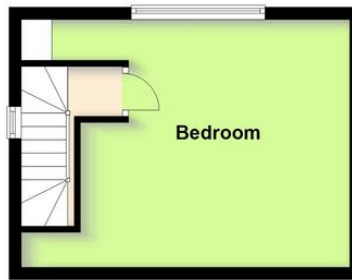


Total area: approx. 119.3 sq. metres (1284.6 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

First Floor
Approx. 37.3 sq. metres (401.2 sq. feet)



Second Floor
Approx. 21.7 sq. metres (233.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		