



EDWARD KNIGHT
ESTATE AGENTS

14 EDEN ROAD, HILLMORTON, RUGBY, CV21 4HT

£195,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this fantastic opportunity to purchase a three-bedroom property in Hillmorton which is in need of renovation. The end of terrace home is the perfect first time or investment purchase that includes off road parking, a good size rear garden and spacious internal accommodation set over two floors. The property is located in a particularly popular area benefiting from a vast range of close by amenities at both the Paddox and Abbots Farm parade of shops as well as various Good & Outstanding ofsted rated schools within walking distance.

This property is being offered for sale with no onward chain, viewings are strictly by appointment with Edward Knights Regent Street offices.



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 3 miles from Rugby railway station and 54 minutes from central London by train.

Schooling includes the ever popular Ashlawn School, Lawrence Sheriff grammar school and outstanding Ofsted rated Paddox Primary School and the Squirrels pre-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, Eden Road is 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.





GROUND FLOOR

ENTRANCE HALL

3' 8" x 4' 3" (1.12m x 1.3m)

LIVING ROOM

10' 0" x 12' 0" (3.05m x 3.66m)

DINING ROOM

11' 5" x 8' 9" (3.48m x 2.67m)

KITCHEN BREAKFAST ROOM

10' 1" x 11' 5" (3.07m x 3.48m)

SIDE LOBBY

11' 6" x 4' 0" (3.51m x 1.22m)

REAR LOBBY

4' 9" x 5' 9" (1.45m x 1.75m)

FIRST FLOOR

MASTER BEDROOM

10' 3" x 15' 03" (3.12m x 4.65m)

BEDROOM TWO

12' 02" x 8' 9" (3.71m x 2.67m)

FAMILY BATHROOM

5' 8" x 5' 08" (1.73m x 1.73m)

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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