



EDWARD KNIGHT
ESTATE AGENTS

5 DUNSMORE AVENUE, HILLMORTON, RUGBY, CV22 5HD

£255,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this Victorian mid terraced property, which is located in one of the area's most desirable roads. Dunsmore Avenue is a hotspot for growing families thanks to its vast array of excellent schooling and close by amenities.

The spacious accommodation includes an entrance hall, two reception rooms, fitted kitchen, ground floor bathroom, first floor landing and three well-proportioned bedrooms with en-suite to the master. Externally the property has a low maintenance front and enclosed sunny garden to rear with separate pedestrian access.

Viewing is highly recommended to appreciate this property, which are strictly by appointment with Edward Knight Estate Agents Regent Street offices.



LOCATION

The Paddox Estate, Hillmorton boasts a range of amenities and shops to include a hotel, public houses, post office, supermarkets, hardware store, pharmacy, beauticians, hairdressers, veterinary and a range of amenities and bespoke stores, all of which are on the doorstep of this property.

Schooling includes the ever-popular Ashlawn School, Lawrence Sheriff grammar school and outstanding Ofsted rated primary school, Paddox Primary School, Abbots Farm Infant and Junior School and English Martyrs Catholic Primary School. The world-famous Rugby School is also a short drive away.

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

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







ENTRANCE HALL

LOUNGE

13' 5" x 12' (4.09m x 3.66m)

DINING ROOM

12' 2" x 12' (3.71m x 3.66m)

KITCHEN

9' 9" x 9' 7" (2.97m x 2.92m)

BATHROOM

MASTER BEDROOM

13' 3" x 13' 1" (4.04m x 3.99m)

ENSUITE SHOWER

BEDROOM TWO

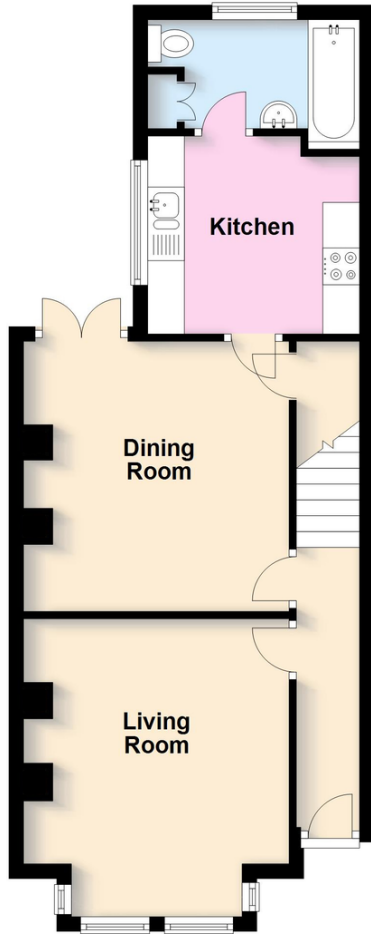
12' x 9' 7" (3.66m x 2.92m)

BEDROOM THREE

9' 7" x 8' 3" (2.92m x 2.51m)

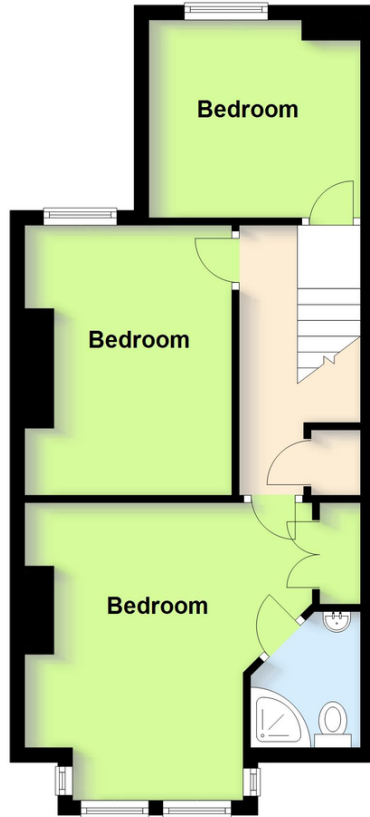
Ground Floor

Approx. 46.6 sq. metres (501.9 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.7 sq. feet)



Total area: approx. 88.9 sq. metres (956.6 sq. feet)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		