



EDWARD KNIGHT  
ESTATE AGENTS

24 JACKSON ROAD, HILLMORTON, RUGBY, CV21 4LS

£199,950





## PROPERTY SUMMARY

A beautifully maintained split-level, "Tardis-like" property occupying a generous plot and ideally situated in the heart of Hillmorton, one of Rugby's most sought-after suburbs.

The accommodation comprises a welcoming entrance hall, a spacious living room overlooking the mature front garden, and an inner lobby with two useful storage cupboards. There is a family bathroom and access to a fantastic-sized kitchen/breakfast room, which includes integrated appliances. To the first floor, the landing leads to two well-proportioned double bedrooms, both enjoying views over the rear garden.

Externally, the property benefits from a good-sized front garden, which could easily be converted into a driveway if parking is required by the successful purchaser. A particularly wide side access leads to the rear garden, which is substantial for a property of this type. The rear garden features two brick-built outbuildings, a paved patio area, and steps down to a further lawned garden with established planting and hedgerows.

This semi-detached home represents an ideal first-time or investment purchase and is offered for sale with no onward chain.

Viewings are strictly by appointment through Edward Knights, Regent Street office.

## LOCATION

Hillmorton – A Thriving Suburb Offering Excellent Amenities and Outstanding Connectivity

Hillmorton is a well-established and vibrant suburb, offering residents a comprehensive range of local amenities and conveniences. Within the area, you will find a variety of essential services including a hotel, traditional public houses, a post office, supermarkets, and a hardware store. Additionally, the community is well served by personal care businesses such as beauticians and hairdressers, alongside a veterinary practice and an eclectic mix of eateries and bespoke independent shops, providing a balanced and fulfilling lifestyle.

The property benefits from an enviable location, situated less than three miles from Rugby railway station, which provides swift and direct rail links to central London in approximately 54 minutes. This makes it an excellent choice for commuters and those seeking easy access to the capital and other major destinations.

## Outstanding Education Opportunities

Families will appreciate the proximity to a range of highly regarded educational institutions. These include the popular Ashlawn School, the prestigious Lawrence Sheriff Grammar School, and the Ofsted-rated Outstanding Hillmorton Primary School, complemented by the well-regarded Squirrels Pre-School. For those seeking world-class independent education, the internationally renowned Rugby School is conveniently located just a short drive away, renowned for its rich history and academic excellence.

## Local Lifestyle and Leisure

Hillmorton also offers easy access to the bustling Rugby town centre, which has seen significant growth in recent years. The town boasts a diverse and expanding selection of independent shops, bars, takeaways, and



restaurants, including a burgeoning scene of international and world cuisines, enhancing the area's appeal for food enthusiasts and social gatherings alike.

For outdoor enthusiasts, this property is ideally positioned on the edge of Hillmorton, adjacent to extensive countryside. Residents and visitors can enjoy numerous public footpaths and scenic cross-country walking routes, perfect for leisure and recreation. One particularly charming local feature is Hillmorton's 'Locks' - a picturesque canal-side setting offering refreshment opportunities and a gateway to explore the extensive and tranquil towpaths along the canal.







In summary, Hillmorton provides an exceptional blend of convenience, education, lifestyle, and natural beauty, making it a highly desirable location for families, professionals, and those seeking a balanced, community-focused way of life.

#### GROUND FLOOR

##### ENTRANCE HALL

5' 10" x 4' 8" (1.78m x 1.42m)

##### LIVING ROOM

10' 9" x 14' 10" (3.28m x 4.52m)

#### LOWER GROUND FLOOR

##### INNER LOBBY

14' 1" x 10' 2" (4.29m x 3.1m)

##### KITCHEN/BREAKFAST ROOM

13' 5" x 9' 8" (4.09m x 2.95m)

##### FAMILY BATHROOM

6' 9" x 6' 8" (2.06m x 2.03m)

#### FIRST FLOOR

##### MASTER BEDROOM

13' 6" x 10' 1" (4.11m x 3.07m)

##### BEDROOM TWO

11' 1" x 10' 0" (3.38m x 3.05m)

#### OUTSIDE

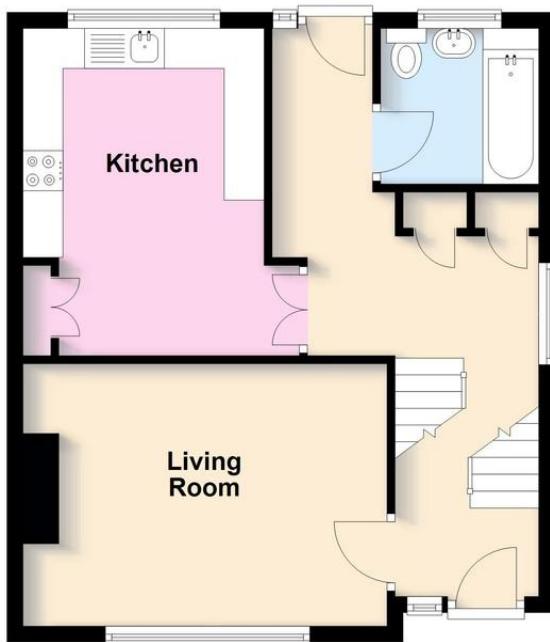
##### TWO BRICK BUILT STORAGE SHEDS

##### GREENHOUSE



## Ground Floor

Approx. 47.4 sq. metres (510.7 sq. feet)



Total area: approx. 80.5 sq. metres (866.0 sq. feet)

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

## First Floor

Approx. 33.0 sq. metres (355.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Energy efficiency chart