45 Lower Hillmorton Road
Town Centre
RUGBY
CV21 3ST

£185,000

- TWO BEDROOM
- SEPARATE RECEPTION ROOMS
- FIRST FLOOR BATHROOM
- GAS CENTRAL HEATING
- VACANT POSSESSION
- MID TERRACE HOME
- FITTED KITCHEN
- ENCLOSED REAR GARDEN
- UPVC DOUBLE GLAZING
- ENERGY EFFICIENCY RATING D

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Offered with vacant possession A traditional mid terrace two bedroom home located in Rugby town centre. In brief, the accommodation comprises: lounge, separate dining room, kitchen, first floor bathroom and two double bedrooms. This property additionally benefits from upvc double glazing and gas fired radiator central heating. Externally, there is an enclosed rear garden.
The property is conveniently situated being within walking distance of the town centre and Rugby railway station, which operates mainline services to London Euston and Birmingham New Street in approximately 50 and 30 minutes respectively. There is easy access to the regions central motorway networks including M1, M6, and M45. Close by, there are shops, restaurants, public houses, Rugby Theatre, Rugby Library, Caldecott Park and Rugby School.

Accommodation Comprises
Entry via upvc door into:

Lounge
11'0" x 12'0" (into bay) (3.37m x 3.68 (into bay))
Bay window with bench seat. Feature Victorian cast iron fireplace with wooden surround and stone hearth. Cupboard to side of chimney breast. Radiator. Stripped wooden floors. Dado rail. Glazed door to:

Dining Room
10'10" x 11'2" (3.32m x 3.42m)
Window to rear aspect. Stairs rising to first floor landing. Understairs storage cupboard. Radiator. Glazed door to:

Kitchen
19'5" x 6'0" (5.92m x 1.83m)
Fitted with a range of base and eye level units with work surface space incorporating an acrylic sink unit with mixer tap over. Tiling to splash areas. Fitted cooker. Space and plumbing for a washing machine. Space for a fridge/freezer. Wall mounted central heating boiler. Two windows to side aspect. Wood laminate floor covering. Radiator. Part glazed upvc door to rear garden.

First Floor Landing
Doors off to:

Bedroom One
11'0" x 10'1" (3.37m x 3.09m)
Window to front. Storage cupboard with access to loft. Radiator.

Bedroom Two
10'11" x 7'7" (3.33m x 2.33m)
Window to rear. Radiator.

Bathroom
With suite to comprise; panelled bath with electric shower over, pedestal wash hand basin, and low level w.c. Tiling to splash areas. Radiator. Vinyl floor covering. Frosted window to rear elevation.

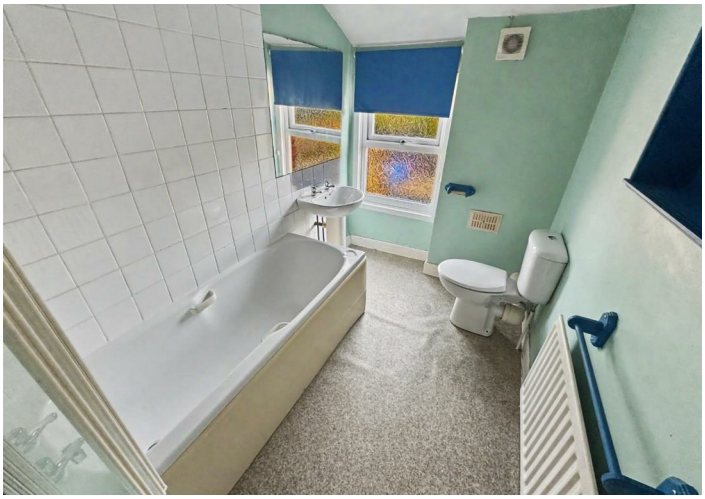
Front Garden
Courtyard style. Gravel and shrub borders. Pathway to entrance.

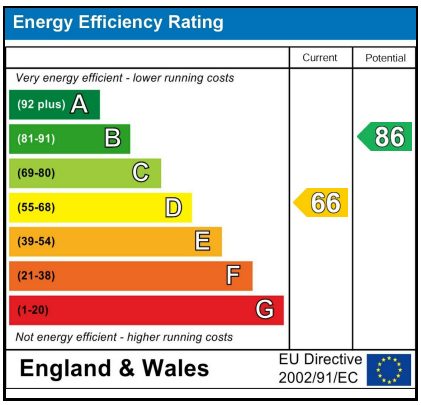
Rear Garden
Patio area. Area laid to lawn. Shrub borders. Enclosed by timber panel fencing.

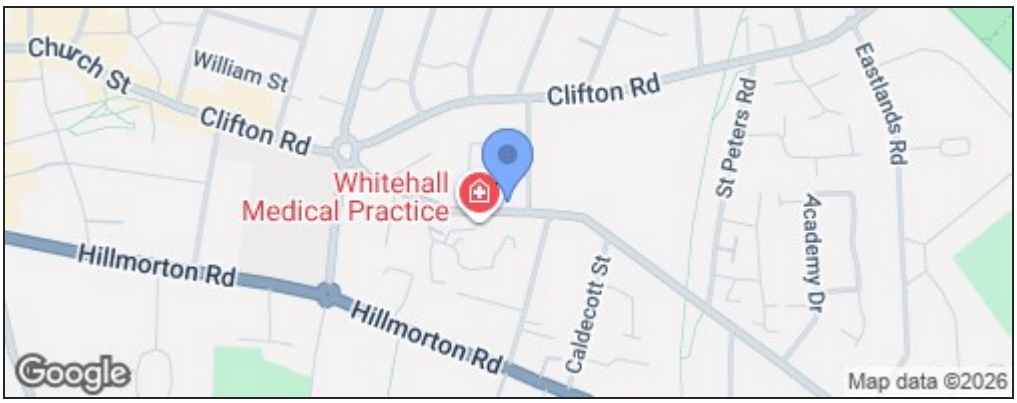
Agents Note

Council Tax Band: A
Energy Efficiency Rating: D

XBOX ONE







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