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Tower Road, Hillmorton
Asking Price £255,000

complete **ESTATE AGENTS**

Tower Road, Hillmorton, Rugby

Located in a desirable area, this charming semi-detached property is now available for sale. The house is in good condition and offers a welcoming environment for families and first-time buyers. Boasting two double bedrooms, both with ample space and natural light, this home provides comfortable living spaces. The property features a recently refurbished bathroom and kitchen, ensuring modern convenience and style. The kitchen benefits from natural light, creating a bright and airy atmosphere for culinary activities. The reception room is enhanced by large windows and a fireplace, adding character and warmth to the living space. Externally, this home offers a private garden, ideal for outdoor relaxation and entertaining. Unique features include a double garage and driveway, providing convenient parking solutions. Situated in an area with excellent public transport links, nearby schools, and local amenities, this property benefits from a strong local community. Don't miss the opportunity to own this lovely home in a great location.

Driveway

Front Garden

Front garden is laid to lawn.

Entrance Hall

Staircase leading to the first floor and a door leading to the Living Room.

Living Room 15'0" x 11'5" (4.58m x 3.50m)

UPVC double glazed window to the side aspect, electric fireplace and a single radiator.



Kitchen 11'5" x 7'8" (3.48m x 2.35m)

Recently refurbished and fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, single radiator, microwave, electric oven, dishwasher, fridge-freezer, washing machine and a door leading to the under stairs pantry.

Dining Room 10'11" x 10'0" (3.35m x 3.06m)

UPVC double glazed window to the side aspect, a double glazed skylight and door to garden.

W/C

Window to the side aspect and fitted with a low-level WC and hand wash basin.

Bedroom One 14'7" x 11'5" (4.47m x 3.50m)

UPVC double glazed window to the side aspect, Storage cupboard and a radiator.

Bedroom Two 8'6" x 10'11" (2.61m x 3.35m)

UPVC double glazed window to the side aspect, Storage cupboard and a radiator.

Bathroom

Recently refurbished bathroom fitted with a three piece suite, UPVC double glazed window to the side aspect and a single radiator.

Rear Garden

The rear garden is laid to lawn, with surrounding shrubs and a paved seating area. The garden is very concealed and private.

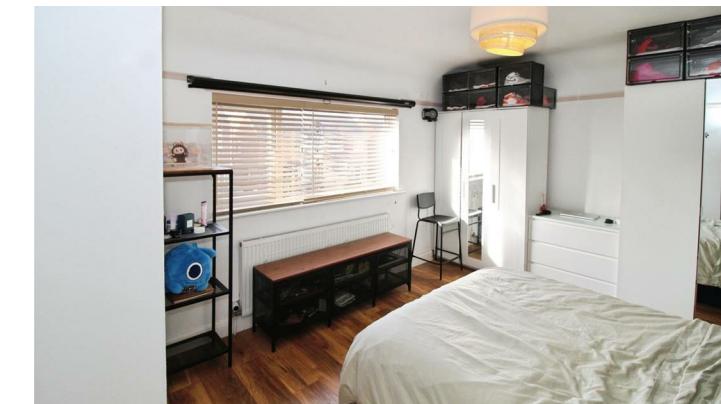
Double Garage

Detached double garage to rear garden with vehicle access from Benn Street.

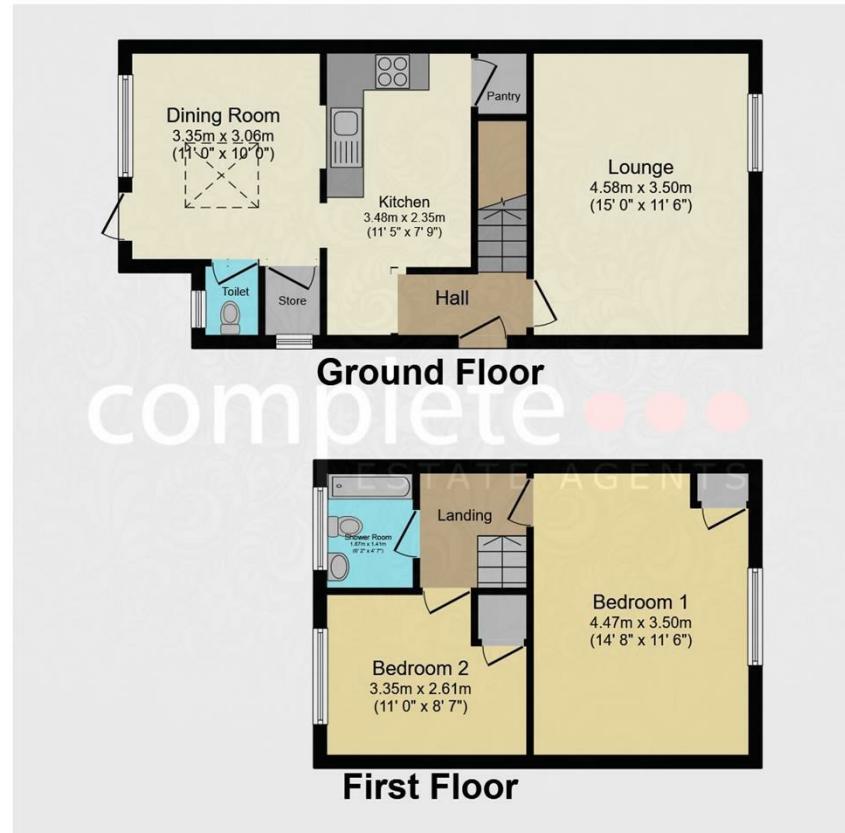
About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council



Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR



Total floor area 75.7 m² (815 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	56
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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