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Naseby Road, Hillmorton
Offers Over £245,000

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Naseby Road, Hillmorton, Rugby

Complete Estate Agents are delighted to present this charming 1920s semi-detached home on Naseby Road, situated in the highly sought-after area of Hillmorton, Rugby. Offering a wonderful balance of period character and modern convenience, this beautifully presented property provides approximately 829 sq. ft. of well-designed living space, ideal for families, professionals, or anyone looking for a home with both style and practicality.

Upon entering, you are greeted by a spacious and inviting reception room featuring a cosy log burner, creating the perfect setting for relaxing evenings or entertaining guests. The property also benefits from a stunning open-plan kitchen dining room, a conservatory, and a ground-floor cloakroom complete with W.C. and shower, offering added convenience for busy households.

Externally, the home boasts off-road parking for up to two vehicles, along with rear access and a garage, a valuable and often hard-to-find feature in this area. The generous plot and layout offer excellent potential for outdoor enjoyment, storage, or future enhancement.

Naseby Road is well-known for its welcoming community feel and exceptional access to a range of local amenities, reputable schools, and picturesque parks. Hillmorton remains one of Rugby's most desirable and family-friendly neighbourhoods, making this property an ideal choice for those seeking both comfort and

Livingroom 13'10" x 11'6" (4.22m x 3.51m)

Open plan Kitchen/Diner

With breakfast-bar, integrated appliances, Gas hob, induction fan and Belfast sink

Conservatory 11'10" x 9'1" (3.61m x 2.77m)

Wet Room/WC 9'4" x 4'3" (2.85m x 1.30m)

Low level toilet, basin and walk-in shower with heated rail

Bedroom One 13'8" x 11'5" (4.19m x 3.48m)

Bedroom Two 8'11" x 8'0" (2.74m x 2.46m)



Master Bathroom 4'11" x 5'7" (1.50m x 1.71m)

Shower over bath, basin, low level toilet and heated rail

Driveway

Fenced off driveway which to fit two large vehicles

Rear Garden

South-Westerly facing garden, Access to rear of property to garage via private back road.

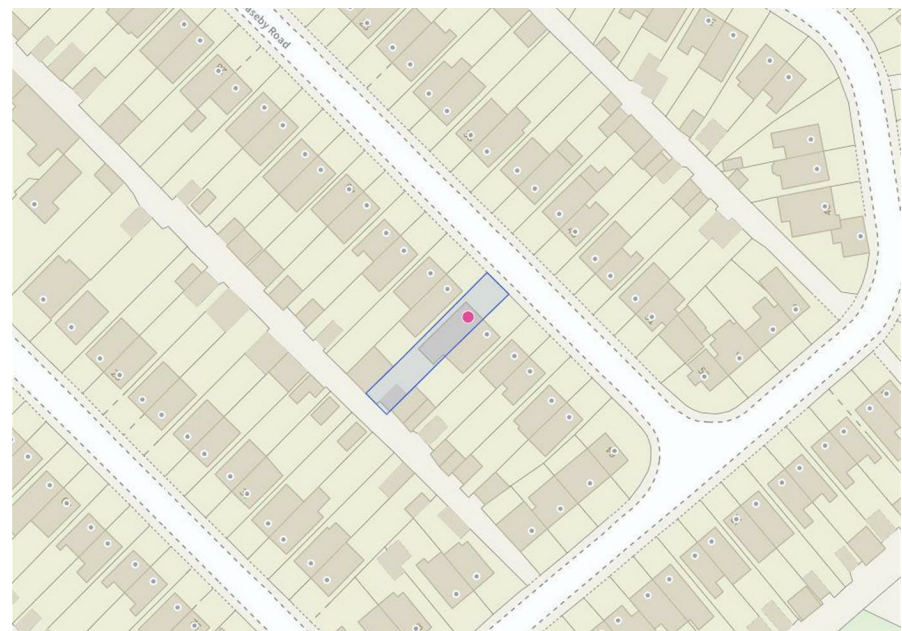
About Rugby

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





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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