EDWARD KNIGHT
ESTATE AGENTS

63 FLEET CRESCENT, HILLMORTON , RUGBY, CV21 4BG

OFFERS OVER £265,000









PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this attractive detached bungalow, occupying a fantastic plot with a south-west facing rear garden that enjoys an open outlook across Hart Field Playing Fields.

Offered to the market with no onward chain, the property requires improvement throughout and represents a unique opportunity for buyers seeking a home with excellent potential. Situated within a highly sought-after area, this bungalow provides the perfect blank canvas to modernise, redesign and create a home tailored to individual requirements.

In brief, the accommodation comprises a spacious, bright and welcoming entrance hall with oak flooring, setting the tone for the generous layout within. The living/dining room is a well-proportioned reception space, featuring a bay window which overlooks the front garden and the attractive street scene beyond. There are two double bedrooms, a good-sized kitchen/breakfast room and a wet room.

Externally, the property is positioned on a generous plot, with the south-west facing rear garden being a particular feature. The garden backs directly onto Hart Field Playing Fields, providing a pleasant open aspect and a sense of privacy rarely found in such a convenient residential location.

This is an exciting opportunity to acquire a detached bungalow with excellent scope for improvement, offered with no onward chain, in a desirable and well-established area.

LOCATION

Situated in the sought-after area of Hillmorton, this property enjoys the convenience of a wide array of local amenities and services within walking distance. Residents benefit from a variety of shops and facilities including a hotel, traditional public houses, a post office, supermarkets, a hardware store, a pharmacy, beauty salons, hairdressers, a veterinary practice, and an assortment of independent retailers and bespoke stores. Everything needed for day-to-day living is conveniently on the doorstep.

Hillmorton is particularly popular with families due to its excellent educational options. There are several outstanding Ofsted-rated primary schools nearby, including Paddox Primary School, Abbots Farm Infant & Junior Schools, Eastlands Primary School, and English Martyrs Catholic Primary School. The world-renowned Rugby School, one of the oldest independent schools in the UK, is also just a short drive away.

For outdoor enthusiasts and walkers, the location is ideal. Positioned on the edge of Hillmorton, the property offers immediate access to a network of scenic public footpaths and countryside walks. The picturesque Hillmorton Locks along the Oxford Canal provide a tranquil setting for leisurely strolls, refreshments, and extended canal-side explorations.

Commuters will appreciate the property's excellent transport links. Rugby railway station is located less than two miles away, offering direct services to London Euston in approximately 50 minutes, making it a perfect choice for those who work in the capital but seek the calm of a more rural setting.





IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for



















the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

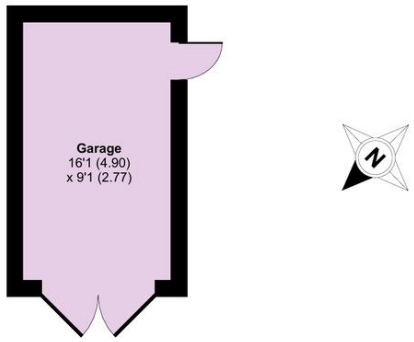
If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

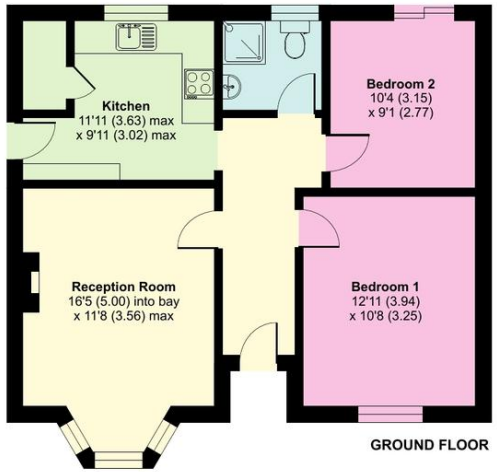
These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.

Fleet Crescent, Rugby, CV21

Approximate Area = 663 sq ft / 61.6 sq m
Garage = 146 sq ft / 13.5 sq m
Total = 809 sq ft / 75.1 sq m
For identification only - Not to scale

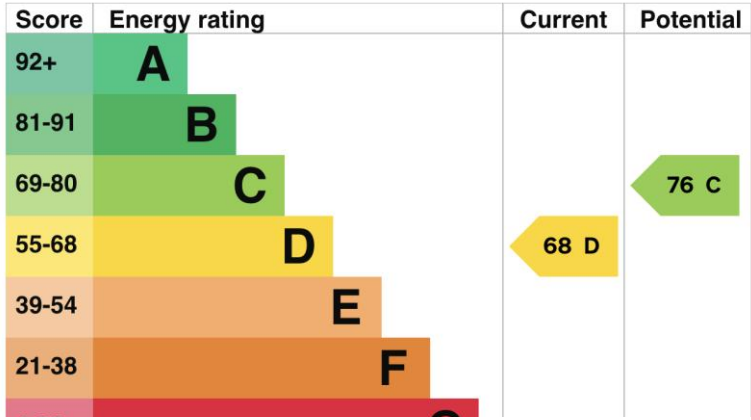




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Edward Knight. REF: 1478664

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