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The Kent, Hillmorton
Offers Over £315,000

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ESTATE AGENTS

The Kent, Hillmorton, Rugby

Complete Estate Agents are pleased to present this delightful two-bedroom detached bungalow offers a perfect blend of comfort and modern living in the charming area of Hillmorton, Rugby. The property boasts a spacious reception room, ideal for relaxing or entertaining guests, and a contemporary kitchen that is sure to impress any culinary enthusiast.

The bungalow features two well-proportioned bedrooms, providing ample space for rest and relaxation. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the generous parking space, accommodating up to five vehicles, which is a rare find in such a desirable location. The resin driveway adds a touch of elegance and practicality, making it easy to maintain. Additionally, the single garage offers further storage options or the potential for a workshop.

Set in a sought-after neighbourhood, this bungalow is perfect for those seeking a peaceful yet connected lifestyle. With local amenities, parks, and transport links nearby, it presents an excellent opportunity for families, couples, or individuals looking to settle in a welcoming community.

This property is not just a house; it is a place to call home. Don't miss the chance to make this lovely bungalow your own.

Porch

Door to

Entrance Hall

Doors leading to

Living Room 13'10" x 11'11" (4.24 x 3.64)

UPVC double glazed window, three radiators, feature fireplace.

Bedroom one 10'3" x 11'4" (3.13 x 3.47)

Double glazed window, radiator.

Bedroom two 10'7" x 8'3" (3.23 x 2.54)

Double glazed window, radiator.



Bathroom 7'9" x 6'3" (2.38 x 1.92)

Walk-in shower, WC, wash basin and opaque window, radiator.

Kitchen 9'11" x 7'0" (3.04 x 2.14)

Modern kitchen featuring an integrated hob and oven plus space for a washing machine and tumble dryer

Conservatory 7'10" x 15'4" (2.41 x 4.68)

Bright conservatory with surrounding windows, feature low-level lighting and French doors opening onto the garden.

Garden

Enclosed rear garden laid mainly to lawn with a timber shed.

Garage

Up and over single garage.

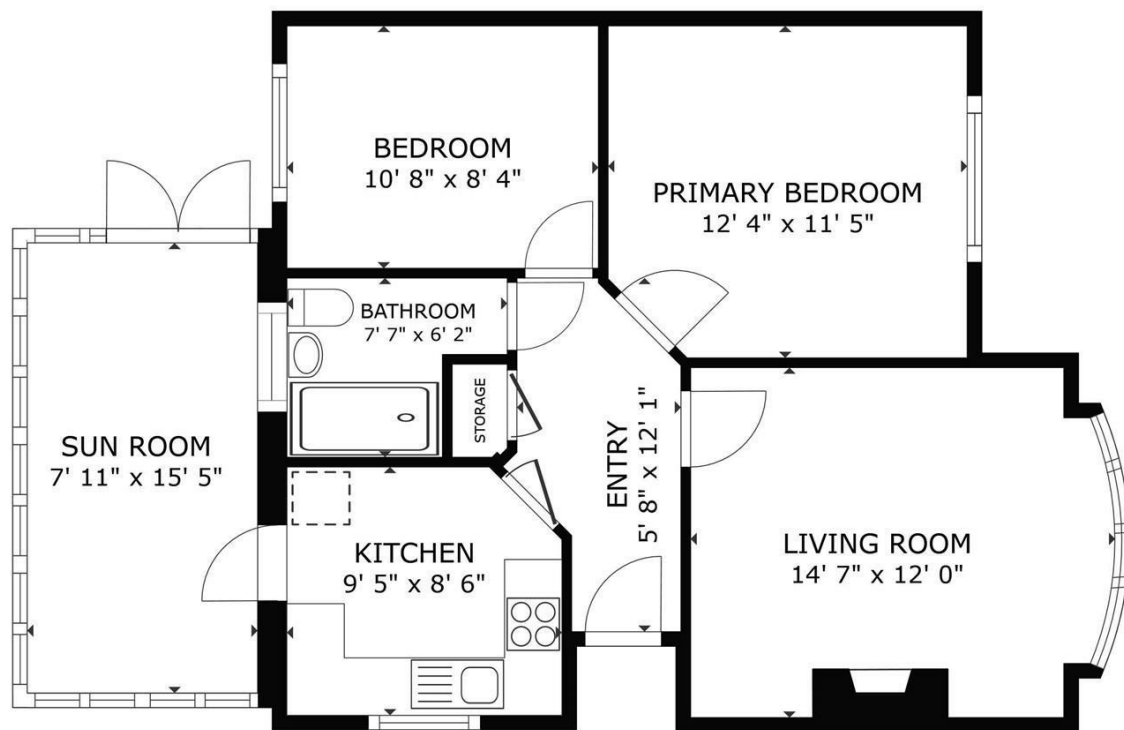
About Rugby

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





GROSS INTERNAL AREA
FLOOR PLAN 728 sq.ft.
TOTAL : 728 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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