

**30 Ruskin Close
Hillside
RUGBY
CV22 5RU**

Guide Price £325,000



- **EXTENDED THREE BEDROOM DETACHED**
- **SINGLE GARAGE**
- **CUL-DE-SAC LOCATION**

- **RE FITTED KITCHEN & BATHROOM**
- **GROUND FLOOR W.C**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the charming area of Ruskin Close, Rugby, this delightful detached house offers a perfect blend of comfort and space for families or those seeking a serene retreat. With three well-proportioned bedrooms, this property provides ample room for relaxation and personal space. The two inviting reception rooms are ideal for entertaining guests or enjoying quiet evenings with family, allowing for versatile living arrangements.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout of the home promotes a sense of openness and light, making it a welcoming environment. The surrounding area is known for its friendly community and convenient access to local amenities, schools, and parks, making it an excellent choice for families.

This property presents a wonderful opportunity for those looking to settle in a peaceful neighbourhood while still being close to the vibrant life of Rugby. With its appealing features and prime location, this detached house is sure to attract interest from prospective buyers or renters alike. Do not miss the chance to make this lovely home your own.

Accommodation Comprises

Entry via composite door with obscure double glazed panel and side screen into:

Entrance Hall

Stairs rising to first floor. Radiator. Laminate flooring. Consumer unit. Doors off to lounge and dining room.

Lounge

Double glazed window to front. Feature fireplace with living flame gas fire. Radiator. Coving to ceiling. Central heating thermostat.

Dining / Study Area

Double glazed window to side. Double glazed doors to rear. Laminate flooring. Double radiator. Coving to ceiling. Door to:

Ground Floor W.C.

Low flush w.c. Vanity inset sink unit. Tiled floor. Built in storage cupboard.

Kitchen

Fitted with a range of base and eye level units. Work surface space with one and a half bowl sink and drainer unit. Tiled splash backs. Built in oven, hob, and microwave. Extractor. Space and plumbing for a washing machine. Space for a tumble dryer. Space for a fridge/freezer. Laminate flooring.

First Floor Landing

Timber ballustrade. Loft access with loft ladder, housing Vaillant combination boiler. Doors to bedroom and bathroom.

Bedroom One

Double glazed window to front. Built in wardrobes. Coving to ceiling. Radiator.

Bedroom Two

Double glazed window to rear. Built in wardrobes. Coving to ceiling. Radiator.

Bedroom Three

Double glazed window to front. Coving to ceiling. Radiator.

Refitted Bathroom

Bath with telephone shower attachment. Separate shower cubicle with mixer shower. Vanity inset sink unit. Low flush w.c. Chrome ladder radiator. Tiled walls. Tiled floor. Coving to ceiling. Two double glazed windows to rear elevation.

Front Garden

Block paved driveway providing off road parking for several vehicles. Gated access to rear garden. Access to garage.

Garage

With up and over style door. Power and lighting. Double glazed door to side.

Rear Garden

Mainly laid to lawn. Patio area. Timber fencing to boundaries.

Agents Note

Council Tax Band: C

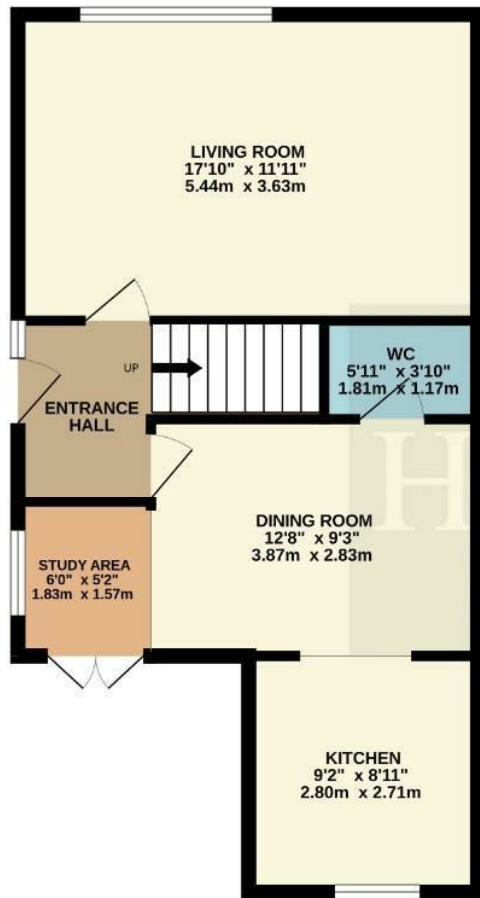
Energy Efficiency Rating: D



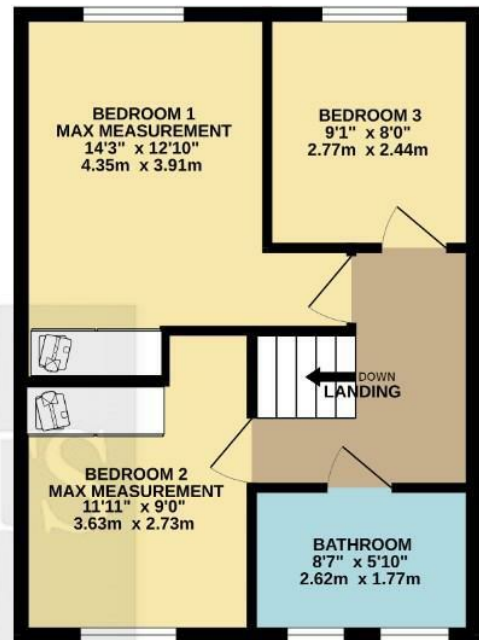




GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.



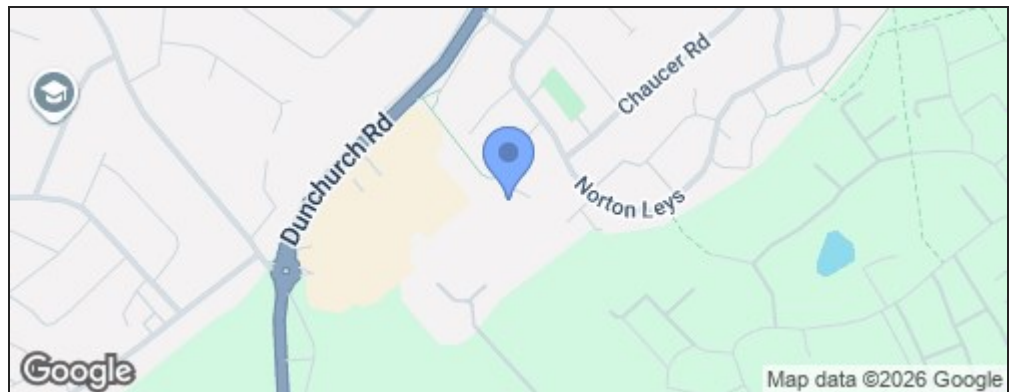
1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
	66	80
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.