

Myers Road, Rugby, Warwickshire
Guide Price £260,000

crowhurst gale

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Crowhurst Gale are pleased to present this charming three bedroom semi detached home set in the ever popular area of Hillmorton, this property offers a solid foundation with great potential and is available with no onward chain, making it an appealing opportunity for buyers looking to put their own stamp on a home. Benefitting from double glazing, a carport, off-road parking, and both front and rear gardens, it combines practical features with scope for modernisation. The ground floor begins with a porch and entrance hall leading into a comfortable living room, a separate dining room, a kitchen with a door to the rear garden. Upstairs has, three well proportioned bedrooms, a bathroom and a separate W.C., creating a layout well suited to family living.

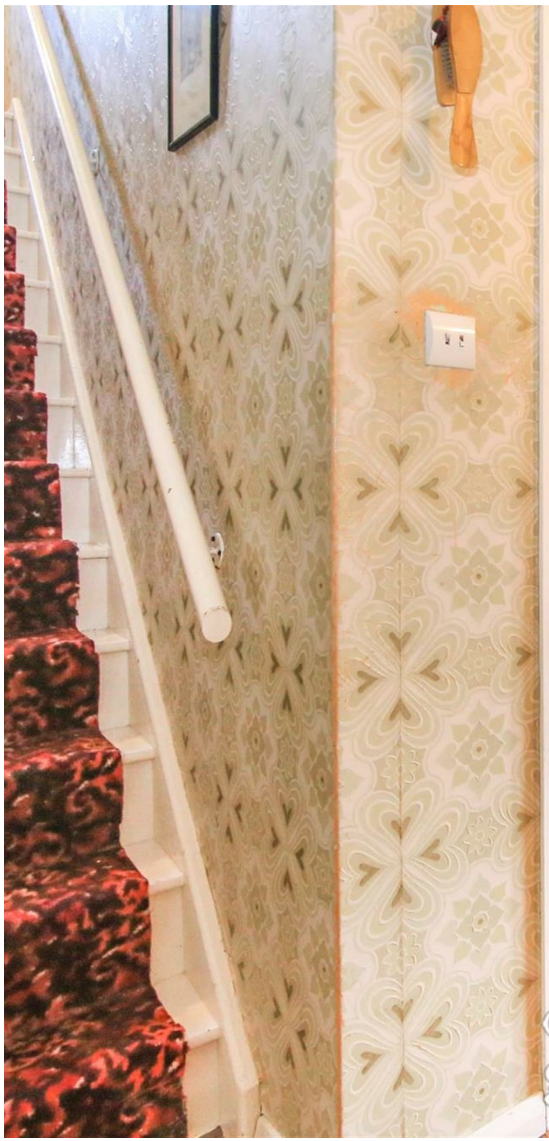
An Excellent Location
Hillmorton remains one of Rugby's most desirable areas, known for its friendly community feel and excellent everyday amenities. Local shops, welcoming pubs, and generous green spaces provide a relaxed lifestyle, while respected schools cater for all age groups. Transport links are a major advantage, with regular bus services, easy access to the region's motorway network, and Rugby town centre and Railway Station just a short drive away. From here, direct mainline services reach London Euston in under fifty minutes and Birmingham New Street in around thirty, making this a well-connected and convenient place to call home.

Porch

Entrance Hall

Living Room 15'9" x 12'2" (4.81 x 3.71)
Bay window to front aspect.







Dining Room 11'11" x 10'11" (3.64 x 3.33)
Window to rear aspect.

Kitchen 12'0" x 7'11" (3.67 x 2.42)
Door to outside rear. Window to side aspect.

First Floor Landing
Access to loft space with window fitted.
Doors to:

Bedroom One 11'10" x 11'7" (3.63 x 3.55)
Window to front aspect.

Bedroom Two 12'3" x 10'11" (3.75 x 3.35)
Window to rear aspect.

Bedroom Three 10'0" x 6'11" (3.05 x 2.13)
Window to front aspect.

Bathroom
Window to rear aspect.

WC
Window to side aspect.

OUTSIDE
Gardens to front and rear.
Carport with brick built outhouse.
Summerhouse.

Market Appraisal
If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Conveyancing Services
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

Mortgage Services
Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

Tax Band
Tax Band: D







Tenure
Freehold

Local Authority
Rugby Borough Council

Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266



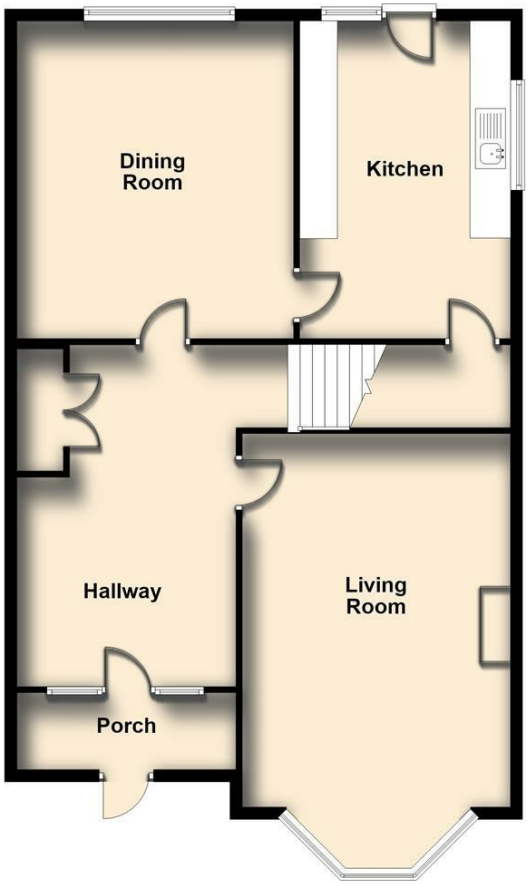




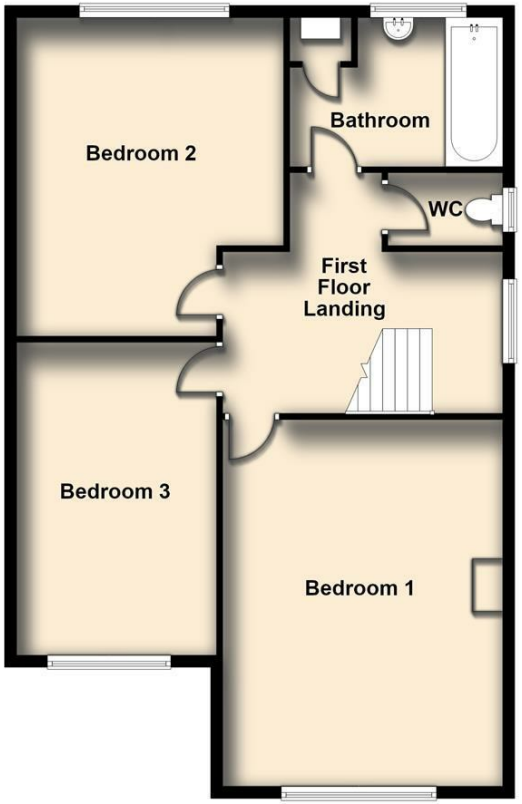




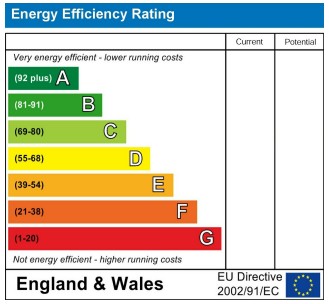
Ground Floor

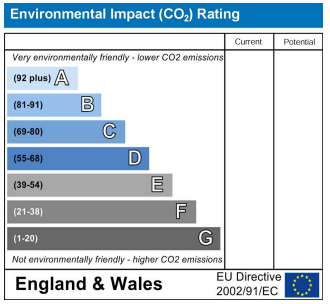


First Floor









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