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Browning Road, Hillmorton
Offers Over £300,000

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ESTATE AGENTS

Browning Road, Hillmorton, Rugby

Complete Estate Agents are proud to introduce this delightful three-bedroom semi-detached house on Browning Road in Rugby. This sought-after property in Hillmorton presents an excellent opportunity for families and first-time buyers alike. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining guests. The well-appointed kitchen leads seamlessly into a lovely conservatory, which offers a bright and airy space to enjoy the garden views throughout the seasons.

The three bedrooms are generously sized, ensuring comfort for all family members. The bathroom is conveniently located, catering to the needs of the household. This home is double glazed throughout, enhancing energy efficiency and providing a warm and inviting atmosphere.

Additionally, the property features a garage, offering valuable storage space or the potential for a workshop. With no chain involved, this residence is ready for you to move in without delay.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community. Do not miss the chance to make this charming house your new home.

Porch

Entered via double glazed door.

Hallway

Radiator. Stairs to first floor.

Lounge 15'8" x 11'11" (4.8 x 3.65)

Gas fire. Bay window to front. Radiator.

Dining Room 11'10" x 10'11" (3.61 x 3.33)

Radiator. Patio door to

Conservatory

Glazed to rear and door to side.



Kitchen 14'9" x 7'9" (4.5 x 2.38)

An array of fitted base cupboards and drawers. Stainless steel one and a half bowl sink unit with mixer above. Adjacent worktop with eye level units above. Plumbing for an automatic wasjing machine. Window to side. Door to rear. Understair storage area.

First Floor Landing

Access to loft. Doors to

Bedroom One 11'10" x 11'7" (3.62 x 3.55)

Built in wardrobes. Radiator. WINDOW TO FRONT.

Bedroom Two 11'10" x 10'11" (3.62 x 3.34)

Radiator, Window to Rear.

Bedroom Three 13'7" x 10'2" (4.16 x 3.10)

Radiator, Window to front..

Shower Room

Enclosed shower enclosure with glazed ascreen and fitted electric shower. Wash hand basin inset in a vanity unit. Cupboard housing gas central heating boiler which serves domestic hot water and radiators throughout the home. Window to rear.

Separate WC

Low flush WC. Window to side.

Garage

Entered via wood doors.

Rear Garden

Loevely rear garden which has been well kept over the years. Laid mainly to lawn with well stocked borders. Timber summer house and garden shed. Fully enclosed.

Front Driveway

Block pavior off road parking for 3 / 4 vehicles.

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

Agents Note

The cureent owners have lived in the property over 60 years.



GROSS INTERNAL AREA
 FLOOR 1 60.4 m² (651 sq.ft.) FLOOR 2 43.8 m² (471 sq.ft.)
 TOTAL: 104.2 m² (1,122 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport®



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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