

**328 Lower Hillmorton Road
Hillmorton
RUGBY
CV21 4AE
£249,950**



- **THREE BEDROOMS**
- **DESIRABLE LOCATION**
- **CLOSE TO ALL AMENITIES**
- **GARAGE**
- **NO ONWARD CHAIN**
- **DORMER BUNGALOW**
- **RE DECORATED & NEW CARPETS THROUGHOUT**
- **EPC RATING D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled on the charming Lower Hillmorton Road in Rugby, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for restful nights and personal retreats. The inviting reception room serves as a perfect gathering space for family and friends, ideal for both relaxation and entertaining.

The house features a well-appointed bathroom, ensuring convenience for daily routines. The layout is designed to maximise comfort and functionality, making it a wonderful place to call home. Additionally, the property offers parking for two vehicles, a valuable asset in this sought-after area. The property has been re-decorated and new flooring fitted throughout. The house is offered with no onward chain.

With its appealing location, this semi-detached house is not only a comfortable living space but also a gateway to the vibrant community of Rugby. Local amenities, schools, and parks are within easy reach, making it an ideal choice for those seeking a blend of tranquillity and accessibility. This property is a must-see for anyone looking to settle in a welcoming neighbourhood.

Accommodation Comprises

Entry via glazed doors into small porch with wooden part glazed door into hallway.

Entrance Hallway

Radiator. Doors off to lounge, kitchen, two bedrooms, storage cupboard and kitchen. Stairs to first floor.

Lounge

11'2" x 12'8" (3.42 x 3.87)

Window to front aspect. Radiator.

Kitchen

8'9" x 7'10" (2.68 x 2.40)

Window to rear. Door to side leading to back garden. Heated towel rail. Wall mounted boiler. Stainless steel sink. Range of eye and base units with worksurface over. Space for cooker and space and plumbing for washing machine. Pantry with window.

Bedroom One

8'11" x 9'10" (2.73 x 3.01)

Window to front aspect. Radiator.

Bedroom Two

11'3" x 8'2" (3.45 x 2.50)

Window to rear aspect. Radiator. Under stairs cupboard.

Bathroom

5'5" x 6'3" (1.67 x 1.91)

Window to side aspect. Bath with electric shower over. Low flush W.C. Pedestal wash hand basin. Radiator.

Landing

Space for storage. Radiator. Door into bedroom.

Bedroom Three

12'6" x 11'1" (3.83 x 3.39)

Window to rear aspect. Eaves storage.

Driveway

Concrete driveway alongside the house leading to wooden gates and the garage.

Garage

Single garage with up and over door.

Front Garden

Concrete driveway to side. Stoned area with shrubs and plants. Picket fencing to front and side.

Rear Garden

Arranged over several levels. Patio area with steps rising to area with plants and shrubs. Concrete path leading to lawn area with borders to the sides. Shed at the end of the garden. Fencing to all boundaries.





GROUND FLOOR

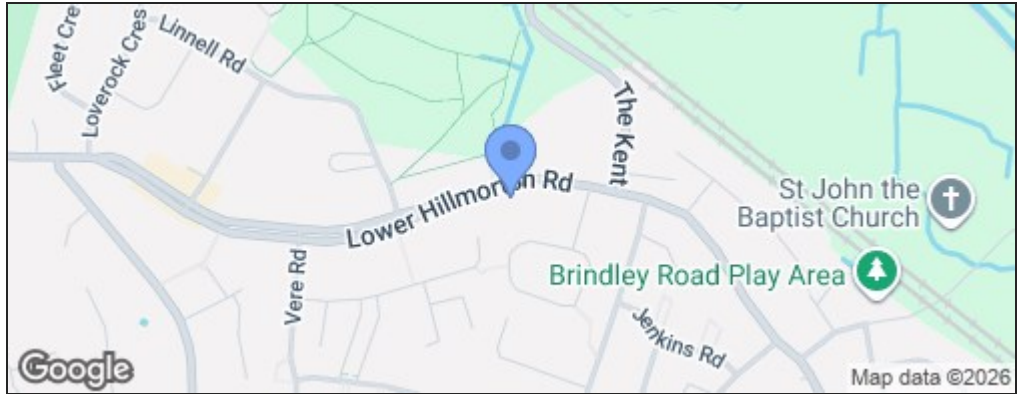


1ST FLOOR



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.