



**3 Bedroom House - Semi-Detached**  
**located on High Street, Rugby**  
**Offers Over £220,000**

 **UP Estates**

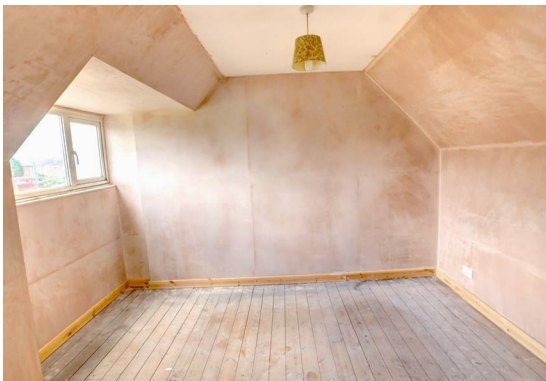


**\*\*NO CHAIN\*\*** is offered on this three bedroom, semi detached home located on this popular spot in Hillmorton. **LOOKING FOR A PROJECT?** Modernisation is required, however there is great potential here and one could make an excellent family home, or downsize option for those seeking space but on a smaller scale. There is significant frontage to the property, and good existing substantial off road parking and gated car port, with further potential for even more paring via the grass lawn if required and correct consents obtained. The property has a nice layout, with open plan style kitchen diner, two upstairs bedrooms which have been re-plastered, ready for further improvement. Benefitting from a gas fired combi boiler central heating system, private rear garden, and lots of nearby amenities, schools, road and public transport links, this home is a rare opportunity. **CHECK OUT THE FLOORPLAN** and give us a call to arrange your viewing today. EPC pending

## Offers Over £220,000

- NO CHAIN SALE
- MODERNISATION REQUIRED
- THREE BEDROOMS
- OPEN PLAN KITCHEN DINER
- SET BACK FRONTAGE
- PRIVATE REAR GARDEN
- CAR PORT & SUBSTANTIAL PARKING
- GAS COMBI BOILER & CENTRAL HEATING
- SOUGHT AFTER LOCATION WITH NEARBY AMENTIES & SCHOOLS
- FLEXIBLE LIVING FLOORPLAN LAYOUT





### **IMPORTANT NOTE TO PURCHASERS**

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

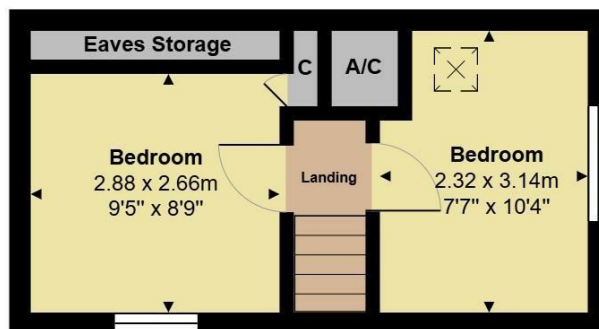
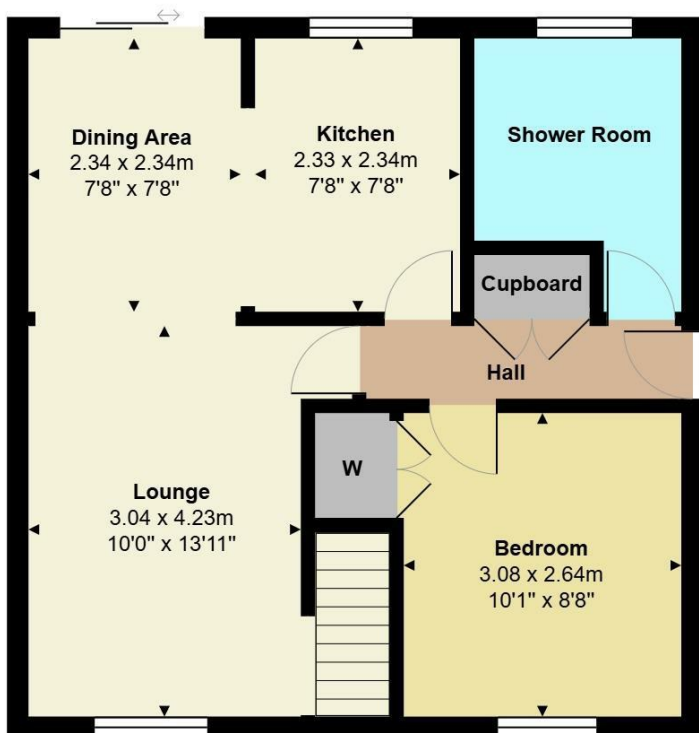


Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.



High Street, Hillmorton, Rugby





Total Area: 74.6 m<sup>2</sup> ... 803 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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 **UP** Estates