

**285 Hillmorton Road
Hillmorton
RUGBY
CV22 5BH
£265,000**



- **THREE BEDROOM**
- **SEPARATE RECEPTION ROOMS**
- **UTILITY ROOM**
- **OFF ROAD PARKING TO THE REAR**
- **NO ONWARD CHAIN**

- **MID TERRACE**
- **KITCHEN / DINER**
- **FIRST FLOOR BATHROOM**
- **CLOSE TO AMENITIES**
- **ENERGY EFFICIENCY RATING D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

****OFFERED WITH NO ONWARD CHAIN**** Situated in the ever popular location of Hillmorton, this mid terrace house presents an excellent opportunity for families and professionals alike. In brief, the accommodation comprises; entrance hall, lounge, open plan kitchen/dining room, utility area, three bedrooms and a bathroom. Externally, there are enclosed gardens to the front and the rear, along with off road parking for two cars which is accessed by a service road. Hillmorton, though officially part of Rugby, proudly retains its own distinct village character, offering the warmth of a traditional community alongside the convenience of modern living. The area boasts a variety of local shops, welcoming pubs, and generous green spaces including parks and playgrounds, making it ideal for families and those seeking a relaxed lifestyle. Education is well catered for, with respected schools serving all age groups. Residents benefit from regular bus services and excellent transport links, with easy access to the region's central motorway network and just a five-minute drive to Rugby town centre and Railway Station, where direct mainline services reach London Euston in under 50 minutes and Birmingham New Street in around 30. Hillmorton combines charm, connectivity, and comfort — a place where village life meets modern ease.

Accommodation Comprises

Entry via part glazed hardwood door into:

Entrance Hall

Leaded light stained glass windows to front elevation. Stairs rising to first floor landing. Radiator. Wood laminate floor covering. Understairs storage cupboard. Doors off to:

Lounge

11'12" into bay x 11'4" (3.65m into bay x 3.45)

Bay window to front aspect. Adam style fireplace with tiled hearth. Wood laminate floor covering. Radiator.

Kitchen / Diner

Open Plan

Dining Area

10'6" x 11'12" (3.21m x 3.65m)

Sliding patio doors to rear garden. Radiator. Wood laminate floor covering. Walkway through to:

Kitchen Area

6'8" x 8'8" (2.04m x 2.63m)

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Tiling to splash areas. Space and plumbing for a dishwasher. Built in oven and hob with extractor fan over. Wood laminate floor covering. Window to rear aspect. Walkway through to:

Utility Area

Wood laminate floor covering. Space and plumbing for a washing machine. Two windows to side aspect.

First Floor Landing

Access to loft space. Doors off to:

Bedroom One

10'11" x 11'11" (3.32m x 3.63m)

Window to rear aspect. Radiator.

Bedroom Two

12'6" into bay 10'10" (3.82m into bay 3.30m)

Bay window to front aspect. Cupboard to side of chimney breast. Radiator.

Bedroom Three

6'9" x 8'1" (2.05m x 2.47m)

Window to front aspect. Radiator.

Bathroom

With three piece suite to comprise; corner bath with mixer shower over, a pedestal wash hand basin, and a low level w.c. Cupboard housing central heating system. Vinyl floor covering. Tiled walls. Radiator. Frosted window to rear elevation.

Front Garden

Mainly laid to lawn. Area laid to gravel. Flower and shrub borders. Pathway to entrance.

Rear Garden

Paved patio area. Brick built shed. Area laid to lawn. Timber panel fencing to boundaries. Gated rear access to off road parking for two vehicles.

Agents Note

Council Tax Band: B

Energy Efficiency Rating: D

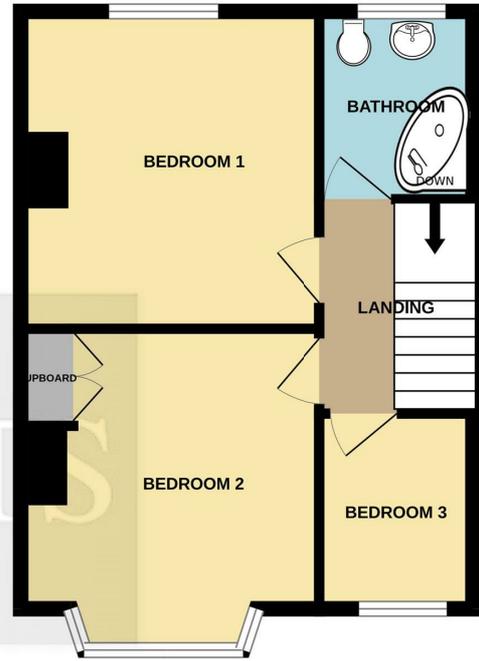






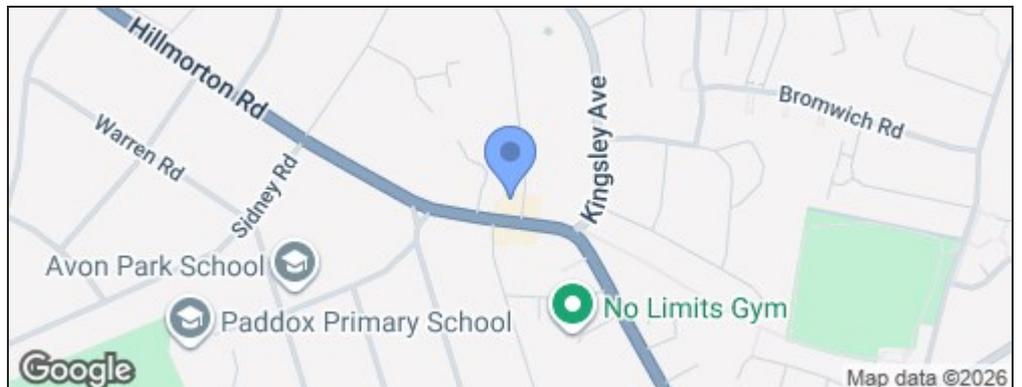
GROUND FLOOR

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