22 Richmond Road
Hillmorton
RUGBY
CV21 3AB

Offers Over £300,000

- THREE / FOUR BEDROOM
- GROUND FLOOR SHOWER ROOM
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- EXTENDED SEMI DETACHED
- FIRST FLOOR BATHROOM
- GARAGE AND PARKING
- ENERGY EFFICIENCY RATING D

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PERSONAL • PROFESSIONAL • PROACTIVE

A mature, extended, three/four bedroom, semi detached family home, situated in the ever popular residential area of Hillmorton, close to local amenities, schools for all ages, and recreational facilities whilst still being within easy reach of Rugby town centre and Rugby railway station.
In brief, the accommodation comprises: entrance hall, family room/downstairs bedroom, lounge/dining room, sunroom, fitted kitchen, and wet room to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally, there is an enclosed rear garden, a garage accessed via a service road, and off road for two vehicles.

Accommodation Comprises
Entry via partly glazed hardwood door into:

Entrance Hall
Stairs rising to first floor landing. Understairs storage cupboard. Dado rail. Window to side aspect. Doors off to

Family Room / Bedroom
11'3" x 10'10" (3.43m x 3.31m)
Bay window to front aspect. Radiator.

Lounge / Dining Room
21'9" x 10'4" max (6.63m x 3.17 max)
Feature fireplace with living flame gas fire. Two radiators. Service hatch to kitchen. Sliding patio doors to:

Sunroom
11'3" x 8'9" (3.45m x 2.69m)
Of brick and glass construction. Fully glazed upvc twin doors to rear garden. Further windows to side aspect. Tiled floor.

Kitchen
18'5" x 5'11" (5.63m x 1.81m)
Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink unit. Electric cooker. Fitted fridge. Fitted washing machine. Wall mounted central heating boiling. Window to side aspect. Wood laminate floor covering. Radiator.

Rear Lobby
Double glazed upvc door to side. Door to:

Wet Room
Walk in electric shower, wall moutned wash hand basin and low level w.c. Radiator. Extractor fan. Frosted window to side aspect.

First Floor Landing
Window to side aspect. Overstairs storage cupboard.

Bedroom One
11'7" x 10'7" (3.55m x 3.24m)
Window to front aspect. Radiator. Built in wardrobes with central bed cavity.

Bedroom Two
12'0" x 9'2" (3.66m x 2.81m)
Window to rear aspect. Radiator. Cupboards/wardrobes to alcoves.

Bedroom Three
8'6" x 6'0" (2.60m x 1.84m)
Window to rear aspect. Radiator.

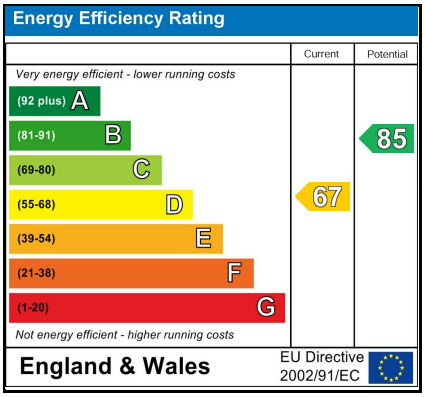
Bathroom
With suite to comprise; panel bath with mixer shower and shower curtain, pedestal wash hand basin and low level w.c. Radiator. Tiling to walls. Frosted window to side elevation. Porthole window to front.

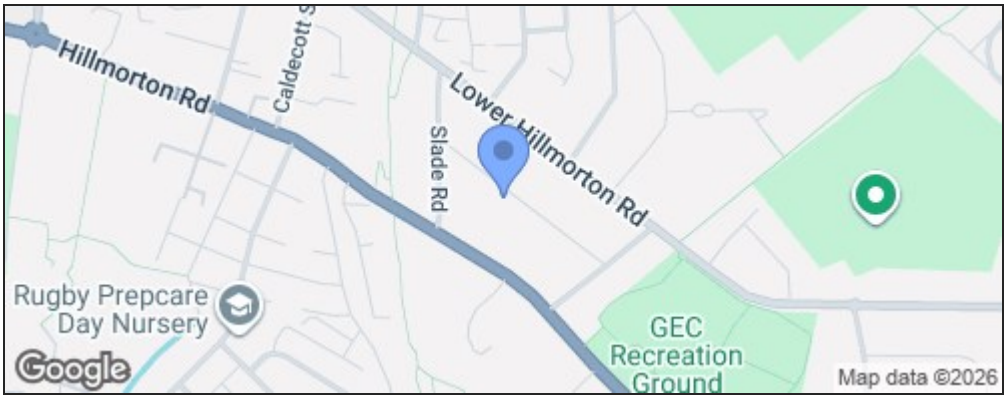
Front Garden
Tarmac driveway providing off road parking for two vehicles. Pathway to entrance.

Rear Garden
Mainly laid to lawn with patio area and pathway leading to rear. Flower and shrub borders. Timber shed. External lighting. Cold water tap. Timber fencing to boundaries. Service door to garage.

Garage
With up and over style door. Service door to garden. No power connected.

Agents Note
Council Tax Band: C
Energy Efficiency Rating: D





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.