



£1,400 pcm

3 Bedroom Semi-Detached House to rent
16 Deane Road, Hillmorton, Rugby





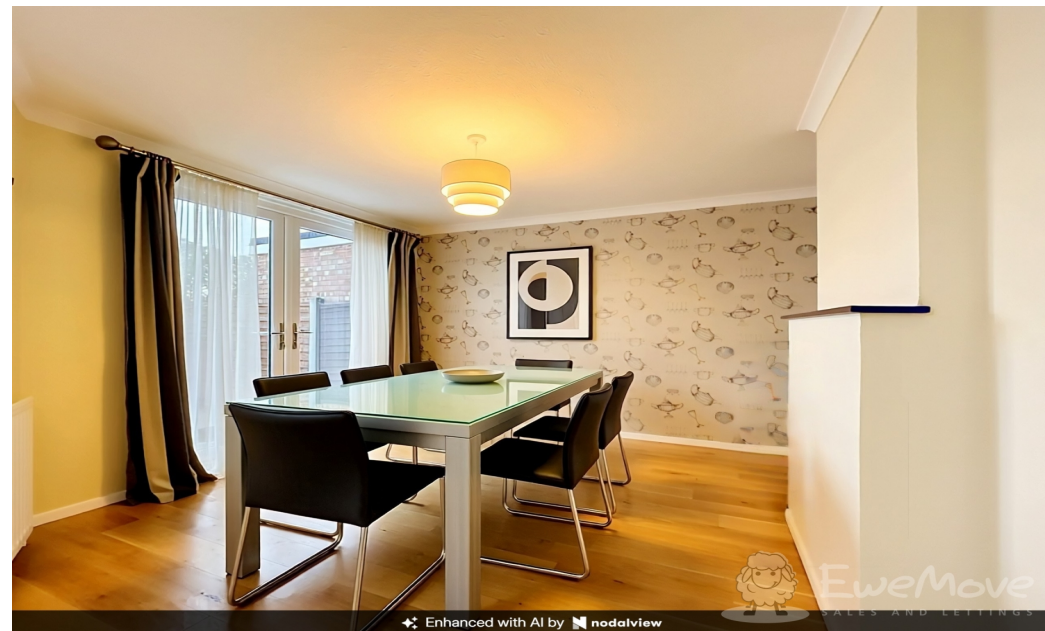
Overview

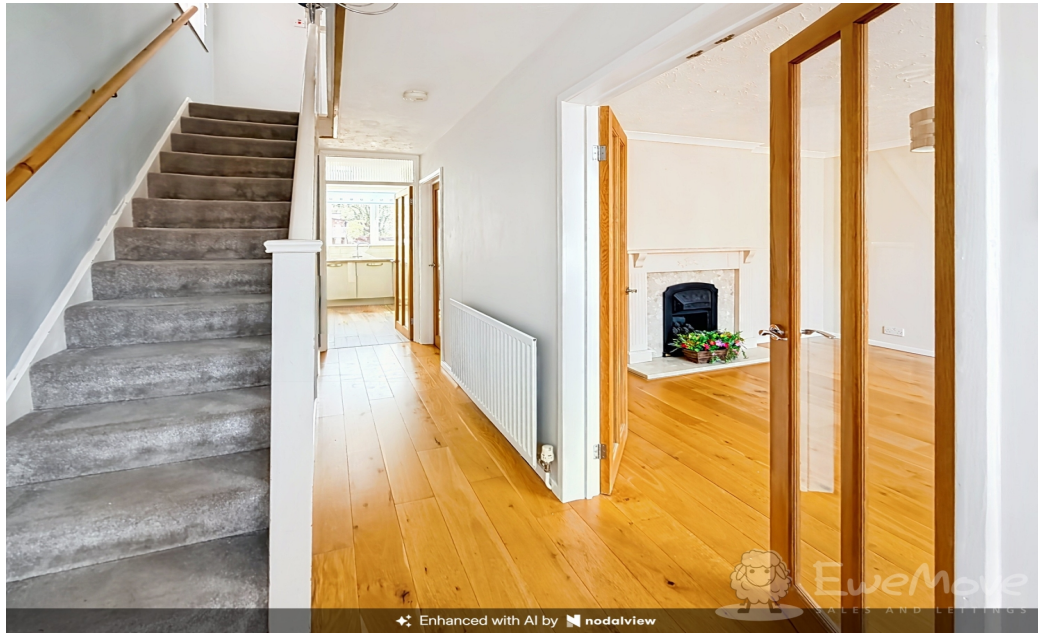
Recently redecorated. Modern kitchen. Refurbished bathroom. Two reception rooms. Three bedrooms. Garage and parking. South-east facing garden. Great location.



Key Features

- Driveway Parking and Garage
- Recently Redecorated, Refurbished Bathroom & Kitchen
- Gas Feature Fireplace, GCH & PVC Double Glazing
- 2 Double Bedrooms with Modern fitted Wardrobes
- South East Facing Enclosed Garden with Patio and Lawn
- 2 Reception rooms, French door access into Garden
- Glazed Oak Doors and Engineered Wood Flooring
- Single Bedroom /Home office
- Unfurnished
- Integrated Fridge Freezer, Dishwasher, Pyrolytic Oven, New Washer-dryer, New Induction Hob





Recently redecorated. Modern kitchen. Refurbished bathroom. Two reception rooms. Three bedrooms. Garage and parking. South-east facing garden. Great location.

The property offers spacious and versatile accommodation across two floors, with two reception rooms, a modern fitted kitchen, three bedrooms, a refurbished bathroom, private rear garden, garage and driveway parking for two vehicles.

Ground Floor

On entering the property, you are welcomed by a spacious front reception room featuring a feature gas fireplace, creating a comfortable and characterful living space.

The second reception room provides excellent additional living or dining space and benefits from French doors opening onto the rear patio and garden, making it ideal for entertaining or family life.

The ground floor features wooden flooring and oak glazed doors, adding warmth and character throughout.

The modern mushroom gloss kitchen is fitted with a range of integrated appliances, including a pyrolytic oven, new induction hob, integrated dishwasher and fridge freezer. There is also a new washer dryer, providing excellent convenience.

First Floor

Upstairs, the property offers two generous double bedrooms, both benefiting from excellent Hammonds fitted furniture, providing plenty of built-in storage.

The third bedroom is a single bedroom, offering flexibility as a child's bedroom, guest room or home office.

The property also benefits from a recently refurbished bathroom, finished to a modern standard.

Outside

To the rear is a south-east facing garden, comprising a paved patio and lawned



area, with a garden shed providing useful additional storage.

The property also benefits from a garage and driveway parking for two cars.

Situated in the popular Hillmorton area of Rugby, the property is conveniently positioned for local amenities and schools. The property is within the catchment area for Watts Lane and Ashlawn High School, making it an appealing choice for families.

For commuters, there is easy access to both the M6 and M1, providing convenient road links to surrounding towns and cities.

Book to View

EPC D

Council Tax C £2,217.44 2026/27

Broadband up to 1800mb available

Phones 02; Good, EE, Vodafone, Three; Okay

Water Meter

UPVC Double Glazed and Std Construction

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EPC Rating D

Unfurnished

Available 8th September

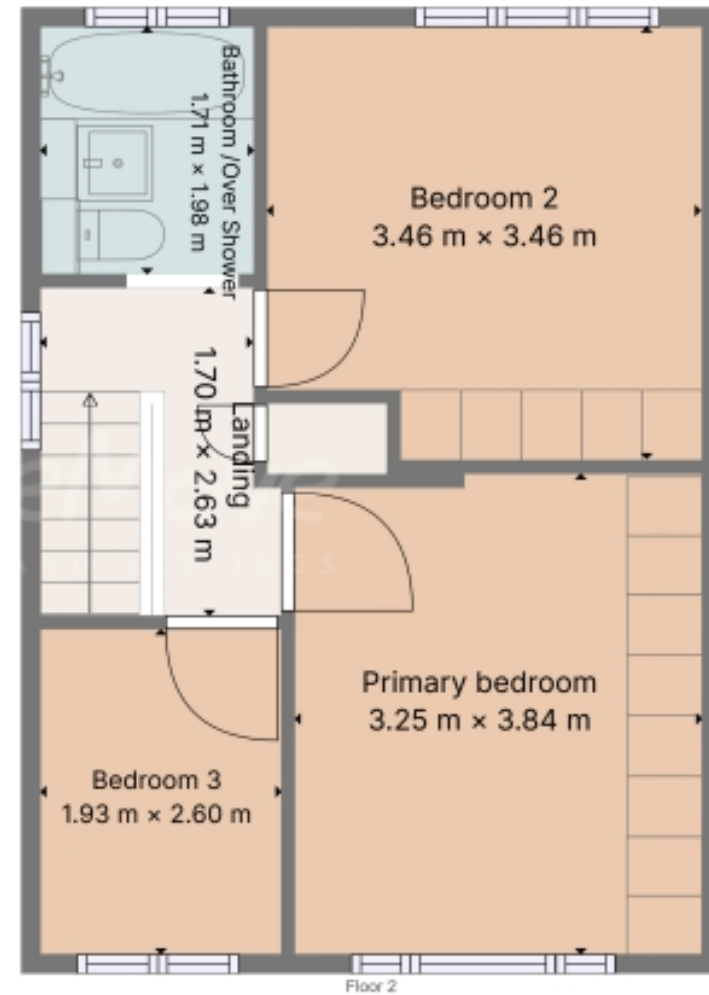
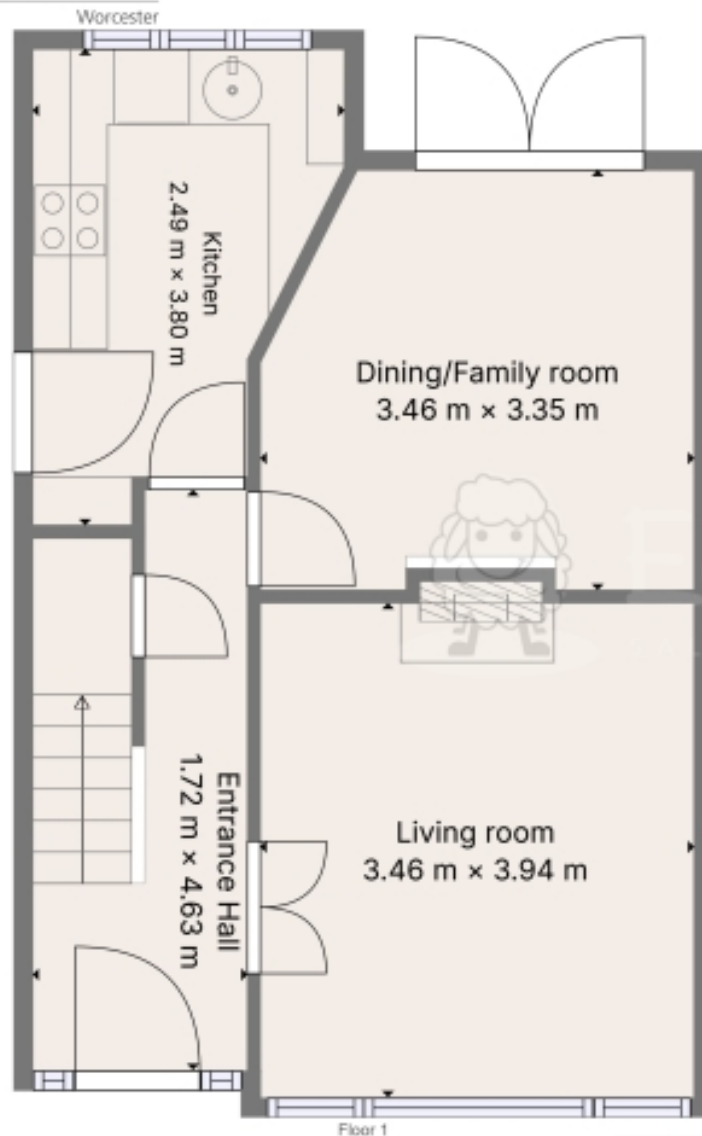
GCH , Boiler 2025. PVC Double Glazed Throughout

Living Room
12' 11" x 11' 4" (3.94m x 3.46m)

Family/Dining Room
11' 4" x 10' 11" (3.46m x 3.35m)

Kitchen

Floorplans



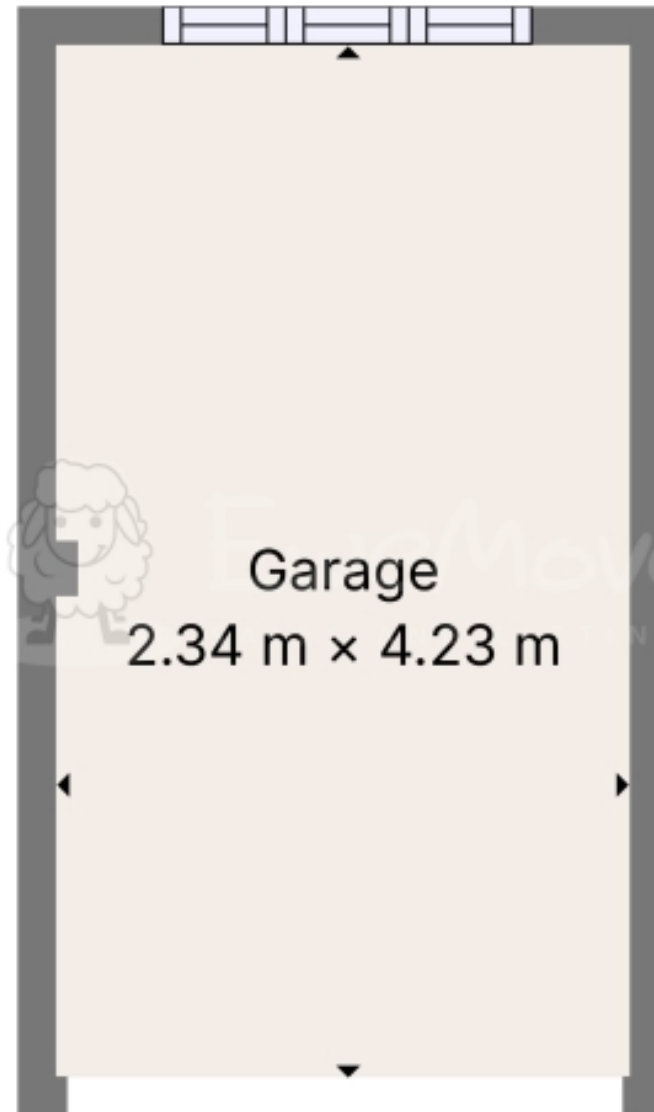
Total area: 80.0 m²

Floor 1: 42.6 m² · Floor 2: 37.3 m²

Sizes and dimensions are approximate, actual may vary.



Floorplans



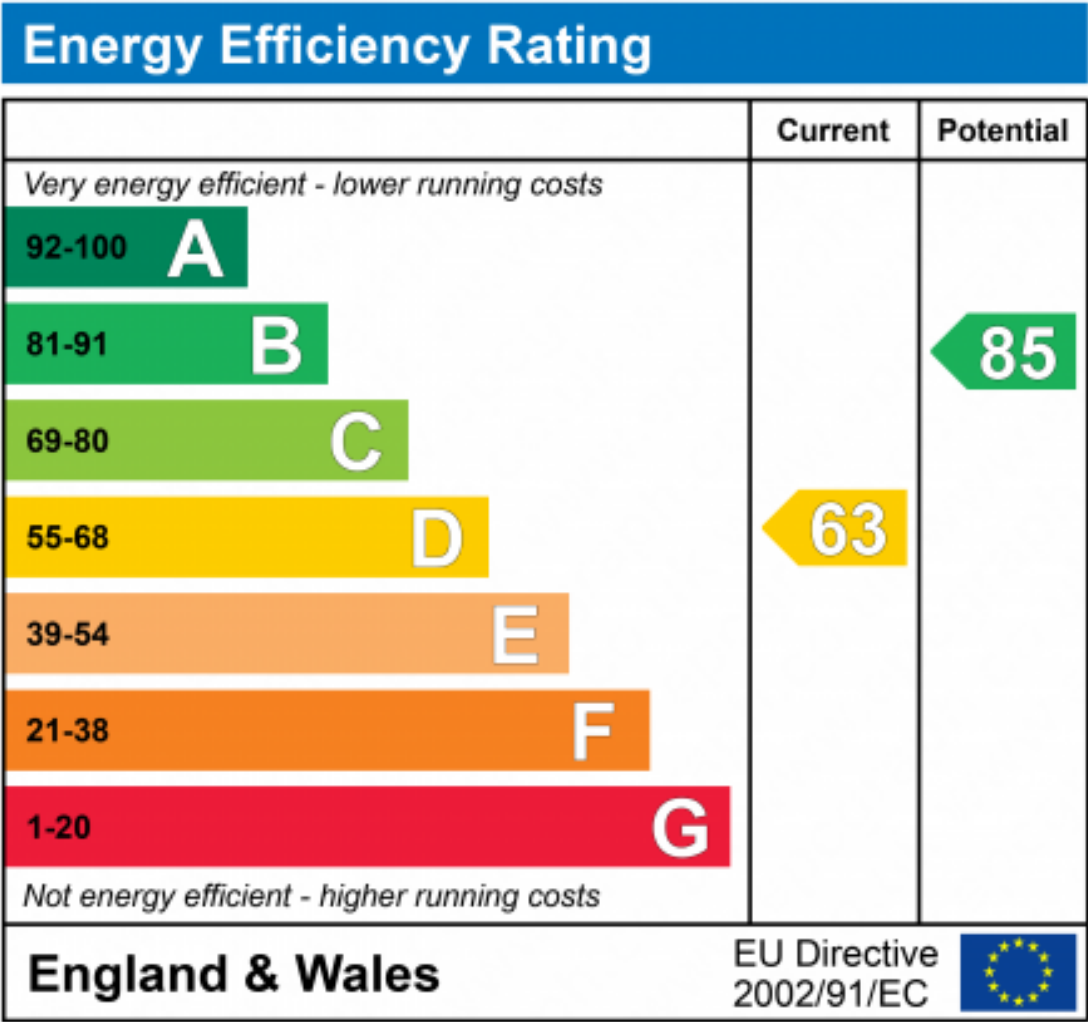
Floor 1

Total area: 9.9 m²

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Marketed by Ewemove Worcester

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