

Browning Road, Hillmorton

Offers Over £300,000

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Browning Road, Hillmorton, Rugby

Complete Estate Agents are proud to introduce this delightful dormer semi-detached bungalow on Browning Road in the popular area of Hillmorton, Rugby.

Offering a comfortable and spacious layout, this property presents an excellent opportunity for families, downsizers or anyone looking for a versatile home.

The accommodation comprises a welcoming reception room, three well-proportioned bedrooms and a conveniently located family bathroom, providing plenty of space for everyday living and entertaining guests.

A particular advantage of this home is the generous parking provision for up to five vehicles, making it ideal for households with multiple cars or those who enjoy hosting visitors. The property is also offered with no onward chain, allowing for a smoother and potentially quicker move.

Situated in the desirable area of Hillmorton, the bungalow benefits from a peaceful setting while remaining conveniently placed for local shops, schools, parks and amenities.

With its spacious layout, ample parking and no onward chain, this is a fantastic opportunity to purchase a home in Rugby. Early viewing is highly recommended.

Porch
Entered via double glazed door.

Entrance Hall
Doors to kitchen, shower room, lounge/dining room, bedroom one, bedroom two and stairs to the first floor.

Shower Room
Walk-in shower enclosure with glazed screen, wall-mounted shower and contemporary tiled surround with contrasting feature tiling. Heated towel rail, low flush WC and wash hand basin with mixer tap, set within a wall-mounted vanity unit with drawer storage.

Lounge / Dining Room 20'7" x 12'10" (6.28 x 3.93)
uPVC double glazed French doors leading to rear.





Kitchen 9'4" x 8'10" (2.86 x 2.71)
Recently fitted kitchen in a pale grey with an abundance of base cupboards and drawers. Built in fan assisted oven with hob and extractor above. Built in dishwasher. Built in fridge / freezer. Contemporary tiled splash areas. One and a half bowl single drainer Sink unit with mixer tap over. Curved corner units. Cupboard housing gas central heating boiler which serves domestic hot water and radiators throughout. Window to side. Door to rear.

Bedroom Three 11'11" x 10'11" (3.64 x 3.34)
uPVC double glazed window to front.

Bedroom Two 11'11" x 10'11" (3.640 x 3.33)
uPVC double glazed window to front. Radiator. Under stair storage cupboard.

Bedroom One
Two uPVC double glazed Velux window to both front and the rear. Eaves Storage.

Driveway
4/5 off road car parking spaces. Block paviour driveway. Gravel border with additional parking.

Rear Garden
Large paved patio area with shaped lawn and gravel border. Additional paved patio to the rear of the garden with timber shed and greenhouse. Outside water point. Outside electric socket. Fully enclosed by timber fencing.

Garage 18'4" x 11'1" (5.60 x 3.38)
Entered via electric up and over door. Window and door to side. Separate store room ideal for freezer / Tumble dryer.

About Rugby
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.







The current owners have completely updated the property throughout and added the additional room in the roof. The finish throughout is of the highest standard.

Rugby Borough Council
Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR

Agents Note.







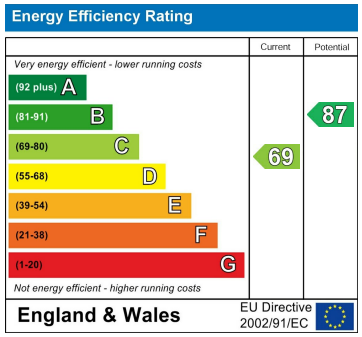
Ground Floor

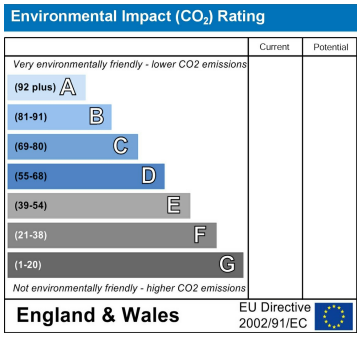


First Floor









Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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