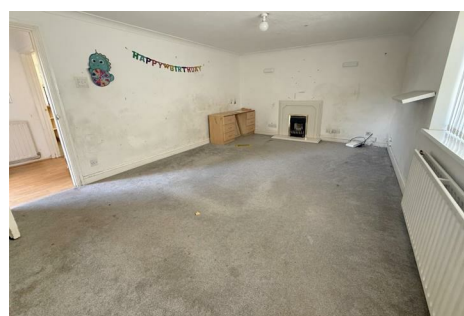


**74 Chaucer Road
Hillside
RUGBY
CV22 5RR**

£275,000



- **THREE BEDROOM DETACHED**
- **SINGLE GARAGE WITH OFF ROAD PARKING**
- **DOUBLE GLAZING**
- **NO ONWARD CHAIN**

- **IN NEED OF COSMETIC WORK**
- **KITCHEN/DINER**
- **GAS CENTRAL HEATING**
- **ENERGY EFFICIENCY RATING D**

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PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom detached home located in the popular area of Hillside, offered with NO ONWARD CHAIN and requiring some cosmetic attention. The accommodation includes an entrance hall, a spacious lounge, a kitchen/diner, three bedrooms and a bathroom. Outside, there is off road parking, front and rear gardens and a garage. The property also has upvc double glazing and gas radiator central heating.

Hillside is a well regarded area within walking distance of schools for all ages, including those in the grammar school catchment. Sainsbury's supermarket is close by, and the location provides easy access to the M1, M6 and M45. Rugby town centre and the railway station, with mainline services to London Euston and Birmingham, are only a short drive away.

Accommodation Comprises

Entry via upvc door with obscure double glazed panels and side screen.

Entrance Hall

Stairs rising to first floor. Radiator. Consumer unit. Doors to kitchen/diner and lounge.

Lounge

17'10" x 12'0" (5.46m x 3.67m)

Double glazed window to front. Double radiator. Fireplace.

Kitchen/Diner

17'10" x 9'3" (5.46m x 2.82m)

Dining Area

Double glazed door to rear. Double glazed window to side. Double radiator.

Kitchen Area

Stainless steel sink with mixer tap over. Work surface space. Base and eye level units. Oven, hob and extractor fan. Understairs storage cupboard. Combi boiler. Space and plumbing for a washing machine. Space for a fridge/freezer.

First Floor Landing

Access to loft space. Doors off to bedrooms and bathroom.

Bedroom One

12'4" x 11'1" (3.78m x 3.38)

Double glazed window to the front. Radiator. Laminate flooring.

Bedroom Two

11'1" x 9'3" (3.38m x 2.82m)

Double glazed window to the rear. Fitted wardrobes. Airing cupboard housing hot water tank. Radiator. Laminate flooring.

Bedroom Three

9'1" x 8'3" (2.77m x 2.52m)

Double glazed window to the front. Radiator. Laminate flooring.

Bathroom

8'9" x 5'5" (2.69m x 1.67m)

Panelled bath with shower over. Vanity unit with inset wash hand basin. Low flush w.c. Chrome ladder radiator. Extractor. Tiled walls.

Front Garden

Laid to lawn with block paved driveway leading to garage.

Garage

With up and over style door.

Rear Garden

Mainly laid to lawn with patio area. Enclosed by timber fencing.

Agents Note

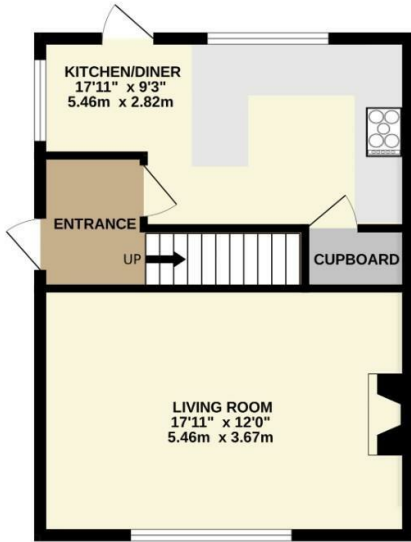
Council Tax Band: C

Energy Efficiency Rating: TBC

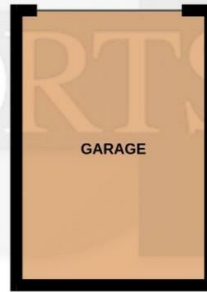
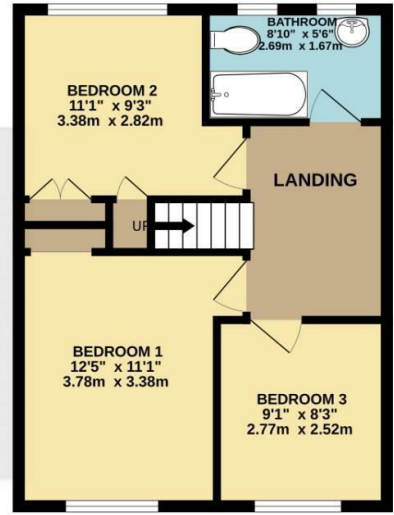




GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.

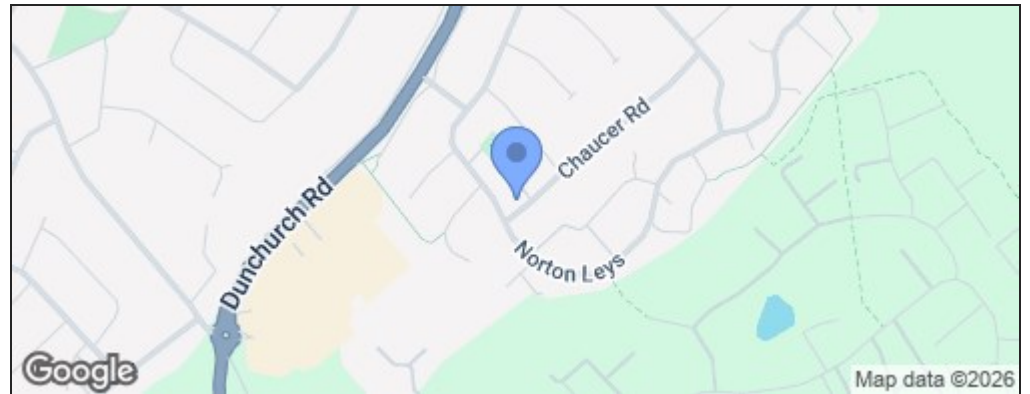


TOTAL FLOOR AREA : 989 sq.ft. (91.9 sq.m.) approx.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.