

**67 The Kent
Hillmorton
RUGBY
CV21 4NJ**

Guide Price £250,000



- TWO BEDROOM SEMI DETACHED BUNGALOW
- FITTED BATHROOM
- POPULAR LOCATION
- CLOSE TO LOCAL AMENITIES
- OFF ROAD PARKING & GARAGE

- OPEN PLAN LOUNGE/DINER & KITCHEN
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- ENERGY EFFICIENCY RATING D

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



PERSONAL • PROFESSIONAL • PROACTIVE

A lovely two bedroom semi detached bungalow offering generous living space and a wonderfully practical layout, ideal for modern living. Set within the popular residential area of Hillmorton, the property enjoys a convenient position within walking distance of local amenities and parks, with regular bus services providing easy access to Rugby town centre.

Inside, the home features an impressive open plan lounge, dining room and kitchen, finished to a high modern standard and designed for effortless cooking, dining and entertaining. Two comfortable bedrooms and a fitted bathroom complete the accommodation, while double glazing and gas central heating ensure year-round comfort.

Outside, the bungalow offers an enclosed rear garden, off road parking for several vehicles and a single garage, adding excellent practicality to its appeal. Viewing is highly recommended.

A two bedroom semi detached bungalow. Two double bedrooms. Fitted bathroom. Large open plan lounge/kitchen. Upvc double glazing. Gas central heating. off road parking. Shared driveway to the front. Private rear garden with patio area. Loft access with combi boiler.

Accommodation Comprises

Entry via upvc obscure glazed side entrance door into:

Entrance Porch

Single glazed hardwood door into:

Hallway

Radiator. Oak flooring. Cupboard housing electric meter and fusebox. Doors off to lounge/diner, bedrooms and bathroom.

Lounge/Diner

20'0" x 9'10" (6.10m x 3.00m)

Upvc double glazed French doors opening to rear garden. Upvc double glazed window to rear. Laminate flooring. Radiator. Opening through to:

Kitchen

9'10" x 7'10" (3.00m x 2.40m)

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink unit with mixer tap over. Tiled splashbacks. Space for a gas cooker. Space and plumbing for a washing machine. Space for an American style fridge/freezer. Upvc double glazed window to rear aspect.

Bedroom One

12'9" x 9'10" (3.90m x 3.00m)

Upvc double glazed window to front aspect. Radiator. Access to loft space with loft ladder.

Bedroom Two

9'10" x 7'10" (3.00m x 2.40m)

Upvc double glazed window to front aspect. Laminate flooring. Radiator.

Bathroom

Window to side elevation.

Front Garden

Tarmac drive. Shrub. Off road parking for two/three cars.

Storage Garage

Up and over style door. Upvc double glazed door giving access to garden.

Rear Garden

Gated side access. Mainly laid to lawn. Mature bush. Two patio areas. Enclosed by timber fencing.

Agents Note

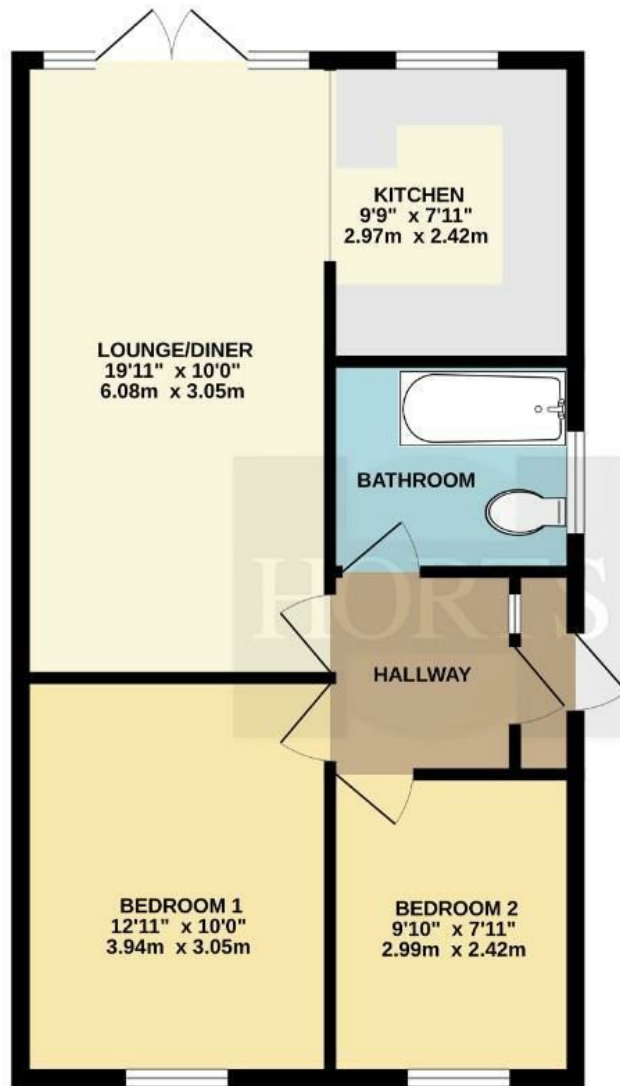
Council Tax Band: B

Energy Efficiency Rating: D





GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



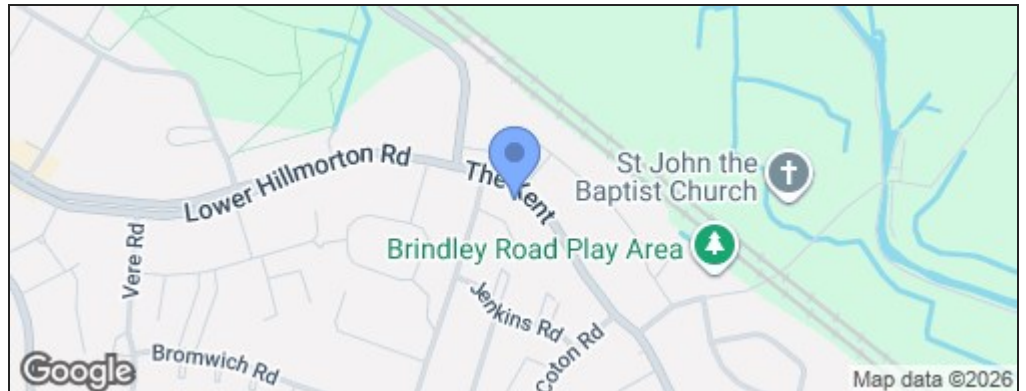
TOTAL FLOOR AREA: 590 sq.ft. (54.8 sq.m.) approx.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.