



Scan me to get a **detailed property report & valuation** on your house!



Coton Road, Hillmorton  
Guide Price £205,000

complete   
ESTATE AGENTS



# Coton Road, Hillmorton, Rugby

Complete Estate Agents are proud to introduce this 2-bedroom semi-detached house on the charming Coton Road in the desirable area of Hillmorton, Rugby. With its generous living space of approximately 904 square feet, this property is ideal for small families, couples, or individuals seeking a comfortable home with plenty of potential.

The house features two well-proportioned bedrooms, providing ample space for rest and relaxation. The bathroom is conveniently located, ensuring ease of access for all residents. The property offers a wealth of character and charm while also requiring some modernisation, giving buyers an excellent opportunity to update and personalise it to their own taste.

One of the standout features of this home is the parking space for two vehicles, a real benefit in this location and a rare find in many urban settings. This added convenience makes it an excellent choice for those with multiple cars or frequent visitors.

The surrounding area of Hillmorton is known for its friendly community atmosphere and offers a range of local amenities, including shops, schools, and parks, all within easy reach. The property is also well connected to Rugby town centre and beyond, making it an ideal location for commuters.

With its spacious layout, scope for modernisation, convenient parking, and prime location, this property is not to be missed.

## Entrance

## Living Room

## Ground Floor - Kitchen/Diner

## Ground Floor - Master Bathroom

## First Floor - Bedroom One

## First Floor - Bedroom Two

## Parking

## Rear Garden and out-house



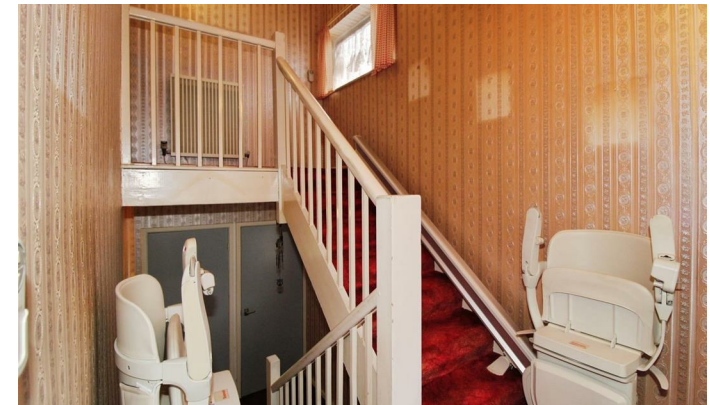


## About Rugby

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.

## Rugby Borough Council

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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

18 Church Street, Rugby, Warwickshire, CV21 3PU  
T: 01788 550 800  
[sales@complete247.co.uk](mailto:sales@complete247.co.uk)  
[www.complete247.co.uk](http://www.complete247.co.uk)

**complete** ● ● ●  
ESTATE AGENTS