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Fenwick Drive, Hillmorton
Offers Over £240,000

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ESTATE AGENTS

Fenwick Drive, Hillmorton, Rugby

No Chain - Complete Estate Agents are proud to introduce semi-detached house on Fenwick Drive, Hillmorton in the charming town of Rugby, this delightful house offers a perfect blend of comfort and convenience. Built in 1950, the property spans an impressive 947 square feet, providing ample space for families or those seeking a bit more room to breathe.

The home features three well-proportioned bedrooms, making it ideal for a growing family or for those who desire extra space for guests or a home office. The two bathrooms ensure that morning routines run smoothly, catering to the needs of busy households. The heart of the home is undoubtedly the fully fitted kitchen, which is designed to meet all your culinary needs. It is a welcoming space where you can prepare meals and entertain friends and family. The property benefits from gas central heating and double glazing, ensuring warmth and comfort throughout the year. Outside, you will find parking available for up to three vehicles, a valuable asset in today's busy world. The absence of a chain means that you can move in without delay, making this property an attractive option for those eager to settle into their new home.

With its excellent location and thoughtful features, this three-bedroom semi-detached house on Fenwick Drive is a wonderful opportunity for anyone looking to establish themselves in Rugby. Don't miss the chance to make this charming property your own.

Entrance Hall

Entered via double glazed door.

Lounge 12'8" x 12'3" (3.87 x 3.74)

Inset gas fire. Double glazed bay window to front.
Radiator.

Kitchen / Dining Room 15'3" x 10'0" (4.67 x 3.05)

An extensive array of base cupboards and drawers with eye level units above. Built in electric fan assisted oven, microwave with gas hob and extractor above. Built in fridge / freezer and integrated dishwasher. One and a half bowl sink unit with mixer tap above. Breakfast bar. Plumbing for an automatic washing machine. Window and patio door to rear.



Inner Hallway

Understairs storage. Door to side aspect.

Bathroom

Low flush WC. Wash hand basin. Panelled bath with shower over. Window to side.

First floor Landing

Doors to

Bedroom One 12'4" x 10'5" (3.78 x 3.20)

Built in wardrobes. Radiator. Window to front.

En Suite

Low flush wc. Wash hand basin. Corner shower cubicle with fitted shower.

Bedroom Two

Access to boarded loft space with drop down ladder. Radiator. Window to rear.

Bedroom Three

Radiator. Window to rear.

Rear Garden

Fully enclosed rear garden with patio and decked area. Majority laid to lawn.

Garage

Single garage with steel up and over door.

Front Garden

Stone chippings giving off road parking for two vehicles

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



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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	



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.