

**9 The Locks
Hillmorton
RUGBY
CV21 4PP**

Guide Price £415,000



- **THREE BEDROOM COTTAGE**
- **CANALSIDE LOCATION**
- **OFF ROAD PARKING**
- **FIRST FLOOR SHOWER ROOM**
- **NO ONWARD CHAIN**

- **HAMLET IN IDYLIC SETTING**
- **CHARACTER FEATURES**
- **DOWNSTAIRS W.C.**
- **SEPARATE RECEPTION ROOMS**
- **ENERGY EFFICIENCY RATING D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A beautiful three bedroom semi detached period cottage, located in an enviable position beside the locks of the Oxford canal in Hillmorton. Offered with NO ONWARD CHAIN. This characterful property benefits from gas radiator central heating, recently rewired, new carpets and flooring throughout, professionally decorated throughout, front and rear gardens and off road parking for four cars. In brief the accommodation comprises; entrance hall, lounge, dining room, fitted kitchen, sun room, ground floor w.c. three first floor bedrooms and a shower room.

Planning permission has been granted for a two storey side and single storey rear extension <https://planning.agileapplications.co.uk/rugby/application-details/33835>

Hillmorton Locks is a conservation area which has retained its distinctive character, with many original canal buildings and a delightful countryside setting. Hillmorton itself has many local amenities including supermarkets, a variety of shops, take aways and public houses. Primary schooling is available at Hillmorton Primary School, Abbots Farm and Paddox Primary School, with secondary schooling at Ashlawn. It is only a short drive to Rugby town centre with the railway station offering direct lines to London Euston and Birmingham.

Accommodation Comprises

Entry via solid wood door into:

Entrance Hallway

Stairs rising to first floor. Understairs storage cupboard. Radiator. Sash window to side aspect. Doors off to lounge and dining room.

Lounge

13'5" x 13'5" (4.11m x 4.11m)

Sash window to front aspect. Feature fireplace with surround. Radiator. Two storage cupboards.

Dining Room

13'5" x 12'1" (4.11m x 3.70m)

Sash window to side. Fireplace with wood burner. Radiator. Door to cloakroom. Opening through to kitchen.

Cloakroom / WC

With low level w.c. and pedestal wash hand basin. Wall mounted boiler. Window to side.

Kitchen

13'5" x 5'11" (4.11m x 1.81m)

Fitted with a range of base and eye level units. Work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Electric cooker with extractor hood over. Space for a fridge. Window to rear. Glazed door to:

Sun Room

13'5" x 10'1" (4.11m x 3.09m)

Windows to side. Door to garden. Radiator. Space and plumbing for a washing machine.

First Floor Landing

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

Bedroom One

13'5" x 13'5" (4.11 x 4.11)

Sash window to front aspect. Feature fireplace. Radiator.

Bedroom Two

13'5" x 8'10" (4.11 x 2.71)

Sash window to rear aspect.

Bedroom Three

10'10" x 9'6" (3.31 x 2.91)

Sash window to side aspect. Radiator.

Bathroom

With suite to comprise; double shower cubicle. wash hand basin and w.c. Radiator. Extractor fan.

Front Garden

Wooden gates opening to shared gravel driveway. Area laid to lawn with shrubs to the front and side. Off road parking for four cars. Gated access to rear garden.

Rear Garden

Mainly laid to stones and patio. Raised stone border planted with shrubs and trees. Enclosed by timber fencing. Gated pedestrian side access.

Agents Note

Local Authority: Rugby

Council Tax Band: D

Energy Efficiency Rating: D

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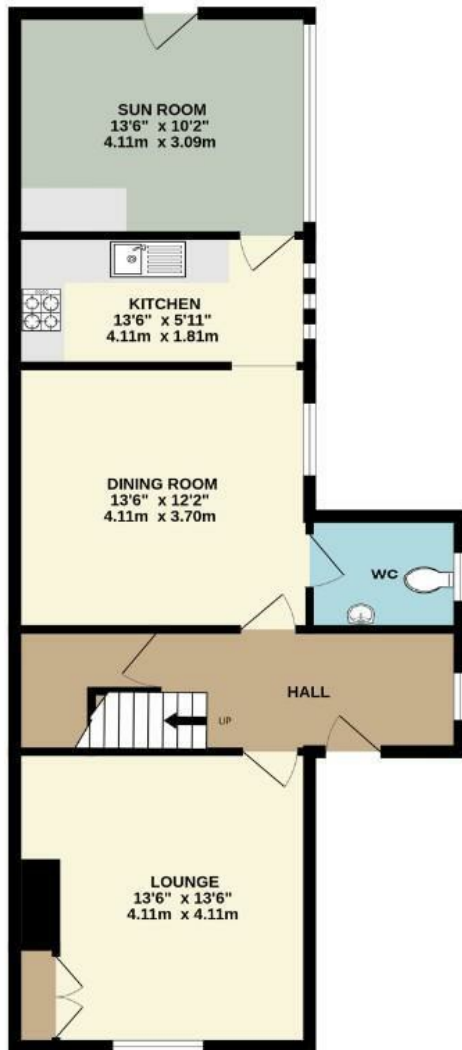






GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.

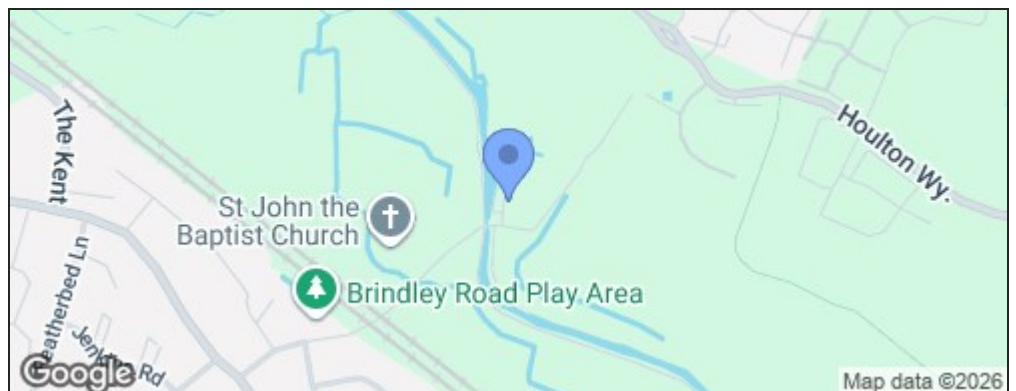
1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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	
		84
	59	



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 firms employment has the authority to make or give any representation or warranty in respect of the property.