43 Lower Hillmorton Road
Town Centre
RUGBY
CV21 3ST

Guide Price £180,000









- AN ATTRACTIVE TWO BEDROOM TERRACED
- FITTED KITCHEN
- ORIGINAL FEATURES
- GAS CENTRAL HEATING & DOUBLE GLAZING
- NO UPWARD CHAIN
- TWO RECEPTION ROOMS
- UPSTAIRS LARGE BATHROOM
- POPULAR PART OF THE TOWN CENTRE
- ENCLOSED REAR GARDEN
- ENERGY EFFICIENCY RATING D

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Offered with NO ONWARD CHAIN, this attractive TWO bedroom mid terrace home blends character and comfort, with many original features and a freshly updated feel. Two separate reception rooms provide flexible living space, while the fitted kitchen sits to the rear with access out to the enclosed garden. The property benefits from upvc double glazing, gas central heating, new carpets to the ground floor and new vinyl floor covering in the kitchen.

The first floor offers two well proportioned bedrooms and a fitted bathroom.

In brief, the accommodation comprises an entrance porch, hallway, separate lounge and dining room, fitted kitchen, two bedrooms and a contemporary first floor bathroom. The rear garden is enclosed, creating a pleasant outdoor retreat.

The property is conveniently situated being within walking distance of the town centre and Rugby railway station, which operates mainline services to London Euston and Birmingham New Street in approximately 50 and 30 minutes respectively. There is easy access to the regions central motorway networks including M1, M6, and M45. Close by, there are shops, restaurants, public houses, Rugby Theatre, Rugby Library, Caldecott Park and Rugby School.

Accommodation Comprises
Entry via hardwood door with double glazed panels into:

Entrance Porch
Obscure glazed hardwood door into:

Entrance Hallway
Radiator. Newly fitted carpet. Doors off to lounge and dining room.

Lounge
11'4" x 7'1" (3.46m x 2.18m)
Upvc double glazed bay window to front aspect. Cast iron feature fireplace with timber surround. Wood panelling. Wood storage housing fuse box, electric and gas meters. Newly fitted carpet.

Dining Room
13'10" x 10'7" (4.22m x 3.25m)
Upvc double glazed window to rear aspect. Cast iron feature fireplace with timber surround. Two radiators. Stairs rising to first floor. Newly fitted carpet.

Kitchen
12'11" x 5'11" (3.94m x 1.82m)
Upvc double glazed window to rear aspect. Upvc double glazed window to side aspect. Upvc double glazed door to side. Fitted with a range of base and eye level units. Roll top work surfaces. Stainless steel sink unit. Tiled splash backs. Space for a freestanding cooker. Space for a fridge/freezer. Space for a washing machine. Wall mounted Worcester combi boiler. New vinyl flooring.

First Floor Landing
Access to loft space. Storage cupboard. Doors off to bedrooms and bathroom.

Bedroom One
10'7" x 10'1" (3.25m x 3.09m)
Upvc double glazed window to front aspect. Radiator. Built in cupboard.

Bedroom Two
8'7" x 7'8" (2.62m x 2.34m)
Upvc double glazed window to rear aspect. Radiator.

Bathroom
With suite to comprise; panelled bath with electric trident shower over, wall mounted wash hand basin. and wall mounted w.c.
Radiator. Tiled floor. Tiled walls. Upvc obscure double glazed window to rear elevation.

Front Garden
Wrought iron gate. Blue brick pathway to entrance. Brick wall to boundaries.

Rear Garden
Patio area. Mainly laid to lawn. Enclosed by timber fencing. Gated bin access.

Agents Note
Council Tax Band: A
Energy Efficiency Rating: D

ANTI-MONEY LAUNDERING CHECKS: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers.
A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.









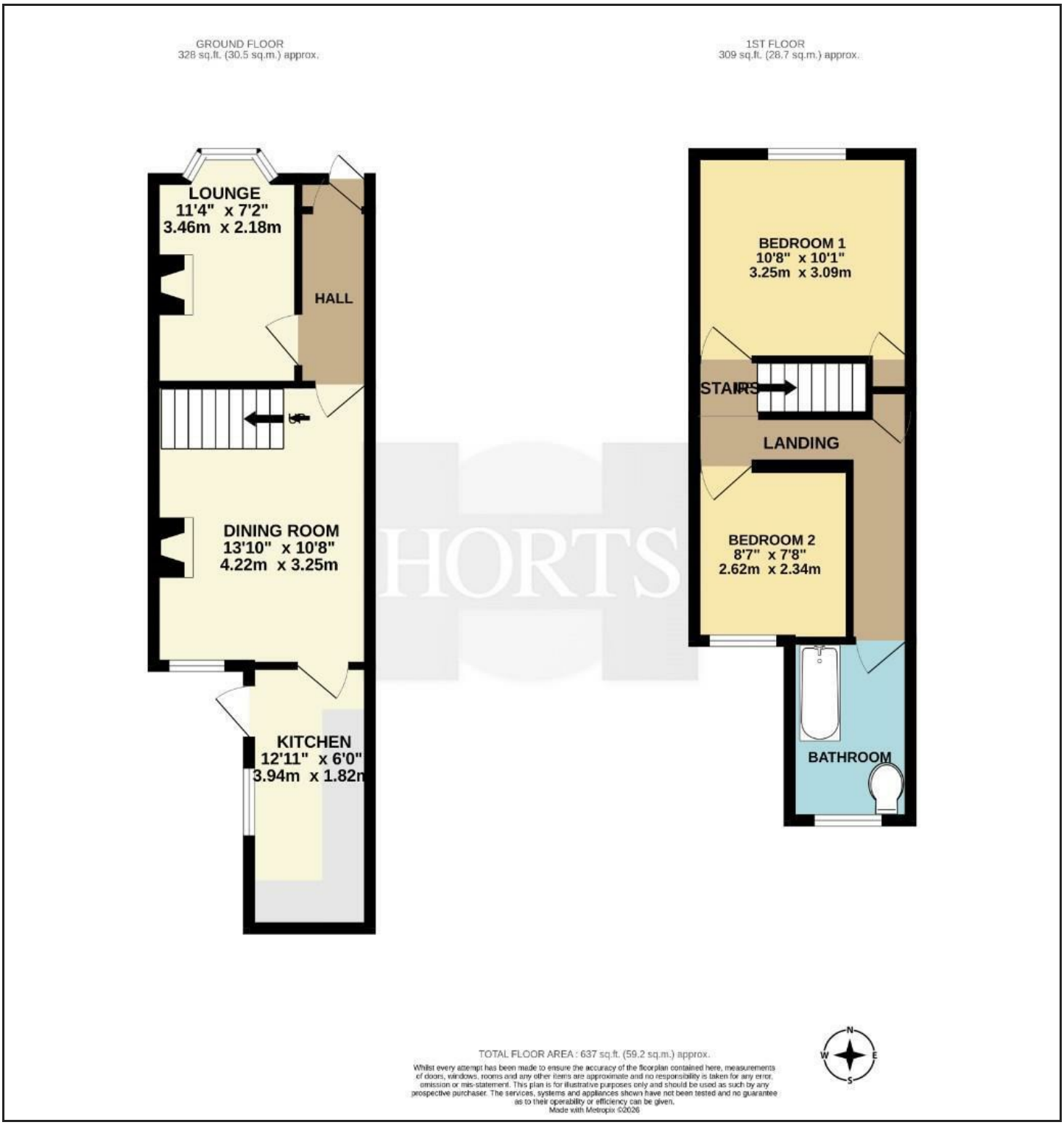


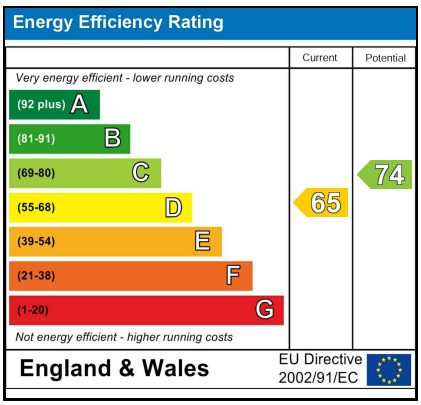


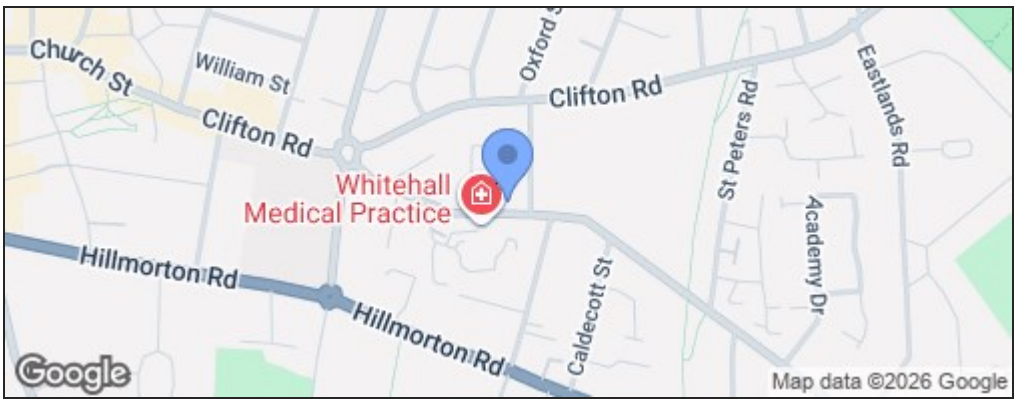












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