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

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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. Uvpc 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 dor 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. Radaitor. 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









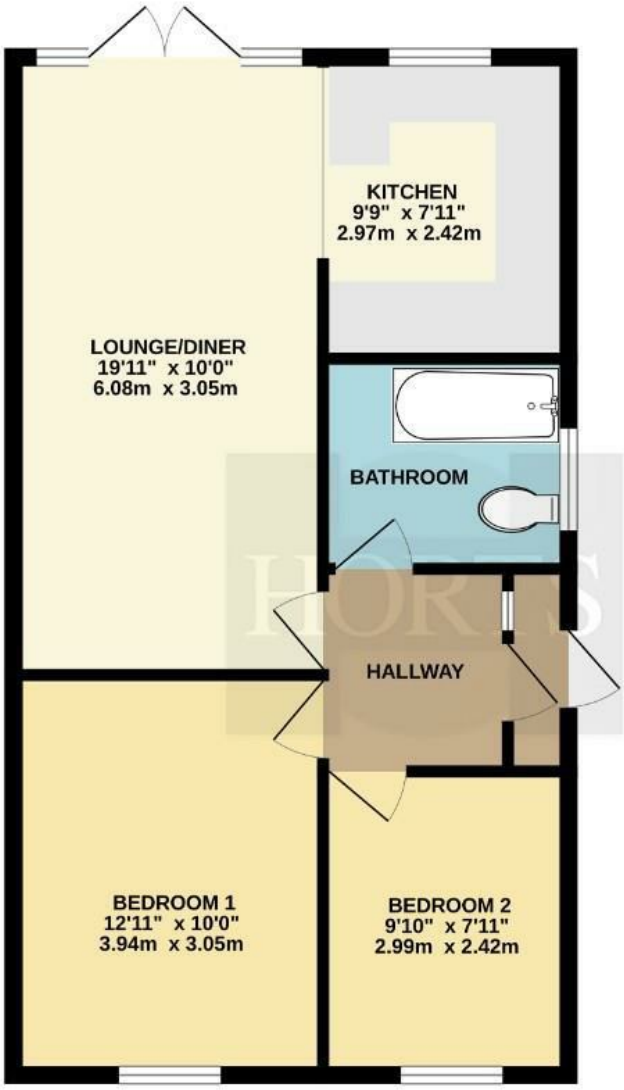






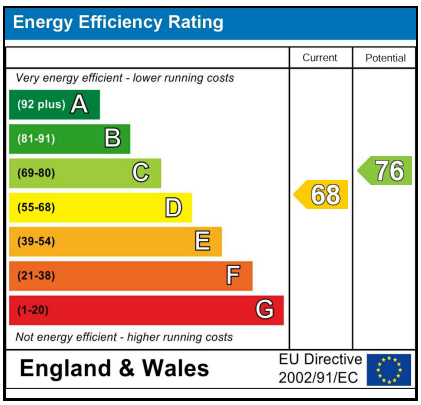


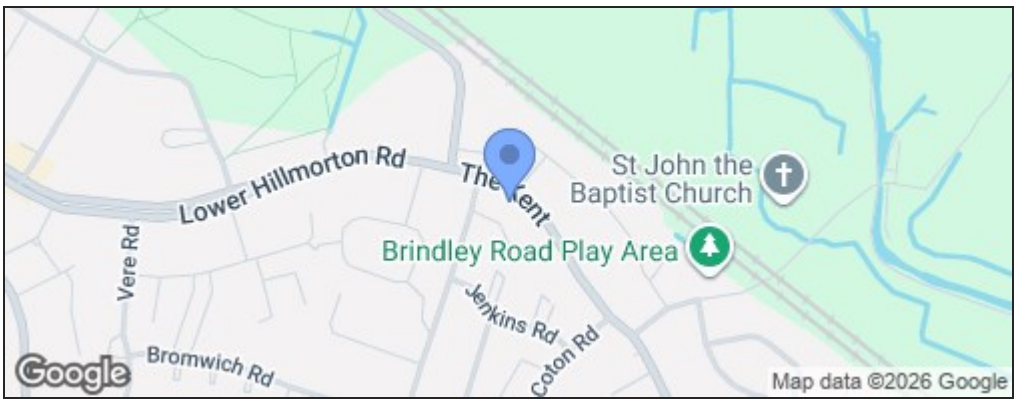
GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



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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