

Property Details

2 Balcombe Road, Hillmorton,
Rugby, Warwickshire, CV22 5HU

Guide Price **£250,000**



Property Photos

2 Balcombe Road, Hillmorton, Rugby, Warwickshire, CV22 5HU



Creation Date
02/02/2026

Property Photos

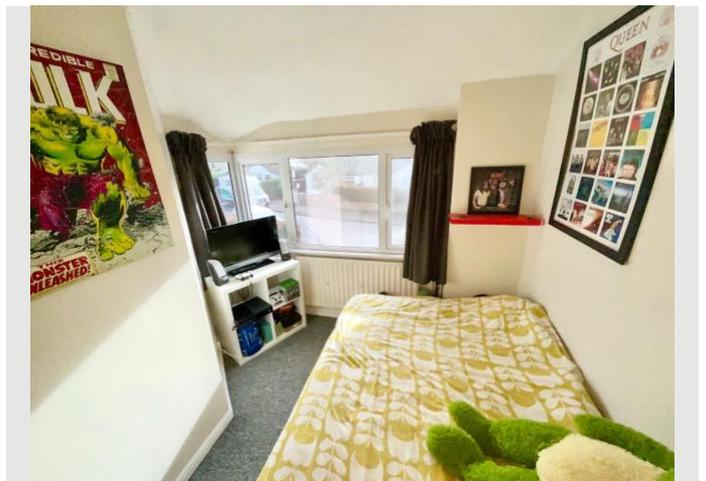
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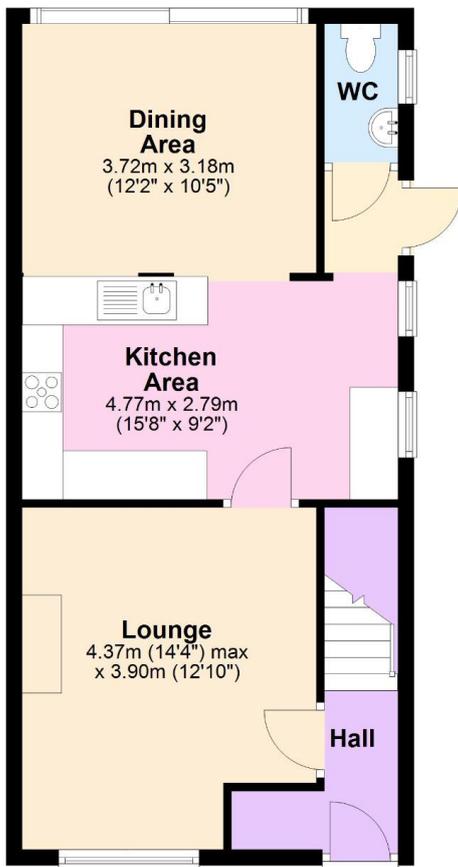


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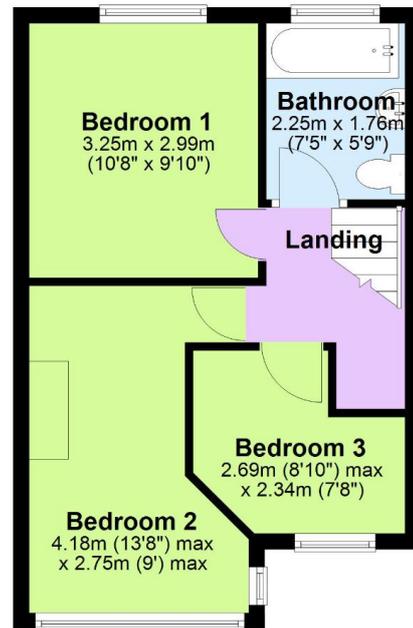
Property Floor Plans

2 Balcombe Road, Hillmorton, Rugby, Warwickshire, CV22 5HU

Ground Floor



First Floor



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Property Info

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Property Type

House

Property Style

Semi-Detached

Bedrooms

3

Bathroom

1

Receptions

2

Tenure Type

Freehold

Floor Area

-

Agency Type

-

Parking

Drive

Type

Sales

Electricity

Mains Supply

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Property Info

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Water Supply

Mains

Sewerage

Mains Supply

Heating

-

Broadband

-

Accessibility

-

Restrictions

-

Condition

-

Flooded In Last Five Years

No

Current Annual Ground Rent

-

Current Service Charge

-

Rent Review Period (Year)

-

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

Guide Price

Price

£250,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

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Property Features

2 Balcombe Road, Hillmorton, Rugby, Warwickshire, CV22 5HU

Feature 1

Traditional 1950's Semi Detached Property

Feature 2

Currently Three Bedrooms, Although Originally Built With Two

Feature 3

Lovely Bright Lounge With Open Feature Fireplace

Feature 4

Open-plan Kitchen And Dining Room Areas - A Great Entertaining Space!!

Feature 5

Family Bathroom With Additional Downstairs Wc

Feature 6

Established And Well-stocked Rear Garden

Feature 7

Double Glazing And Gas Combi Central Heating System

Feature 8

Off-road Parking To The Front For Two Cars

Feature 9

Popular Hillmorton Residential Location

Feature 10

28 Day Express Sale Method Available

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Property Description

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Three Bedroom Semi Detached Property For Sale in Hillmorton, Rugby.

Three Bedroom Semi Detached Property For Sale in Hillmorton, Rugby.

This traditional 1950s semi detached home, is ideally located within this popular area of Hillmorton, and would make an ideal home for families or first time buyers alike.

This property has gently evolved over time and now offers a comfortable, sociable layout that suits modern family living in a way that the original design wouldnt have catered for.

So just to explain a couple of things. This property is being sold using our Express Sale Method which we think youll find really encouraging as a buyer

The vendor is looking to sell and complete quickly, so we would politely ask that only buyers in a position to proceed should apply to purchase this property.

Whilst not compulsory, we will be encouraging an exchange of contracts within 28 days subject to the legal process. Steps have been taken using our Express Sale Method to allow a quick exchange to happen so we are looking for a buyer who can proceed quickly with this purchase.

The sale pack is ready with the sellers solicitors, with searches on file already (costs to be reimbursed by the purchaser on completion) and can be sent straight to your solicitor just as soon as your offer is accepted.

This isnt a reflection on the property just a method that we have now been successfully using for a while to help buyers and sellers move more quickly.

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So dont worry, we have a team who will be on hand to help make this happen for you and we will be happy to explain how an express sale can benefit you as a buyer as well so if you need any help with mortgage, solicitor or general buying advice then please, just ask.

Ok, so back to the property..

With a large picture window, the lounge is a bright and welcoming space, yet still manages to be cosy, particularly in the winter months when the open fire becomes the natural focal point. This is a room made for relaxed evenings, family time and slower Sundays.

A rear extension to the ground floor, allows the kitchen and dining area to be easily linked by a breakfast bar style area, creating what really is the heart of the house. Its easy to imagine music playing, food being shared and conversations stretching long into the evening here. Patio doors lead from here to the garden and decking area, ideal for bringing the outside in on warmer summer evenings.

The kitchen itself is practical and well laid out with a useful utility area tucked neatly to one side. A rear lobby leads to a handy downstairs WC and a rear door leads to the side of the house.

Originally built as a two bedroom property, the current owner cleverly divided the main front bedroom into two spaces, to allow her children to have their own separate rooms. This was created with the use of stud work so could easily be removed to reinstate the two rooms into one large bedroom again.

Although the two front rooms are irregular in shape, Bedroom two still accommodates a double, while bedroom three works well as a childs room, or home office. The bathroom is well proportioned and nicely presented.

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Outside, the garden is something very special to our vendor. What started as a blank canvas has been a real labour of love and carefully nurtured over the past decade into a beautifully mature and colourful space. Raised beds, vegetable planters, fruit trees and seasonal planting mean there is always something changing and catching your eye.

The decked seating area connects seamlessly with the house and is ideal for summer evenings, whether that's a barbecue, a fire pit or simply a quiet drink to unwind at the end of the week.

To the front, there is off-road parking for two vehicles. The house is double glazed throughout and benefits from gas central heating.

Hillmorton remains one of Rugby's most popular residential areas, particularly for families.

There are several well-regarded schools nearby, along with local shops for everyday essentials. The owner of this house affectionately refers to the shop across the road as an extension of her larder cupboard, as it's always handy to nip over to if there's something they've run out of!

Regular bus services run close by, making access into Rugby town centre straightforward, while the wider road and rail network is easily reached for commuters.

Hillmorton is a well-established area with a strong sense of community and plenty of green spaces within walking distance.

This is a home that has clearly been loved, enjoyed and shared, and it shows in the way the spaces work together both inside and out.

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If you'd like to arrange a viewing at this lovely property, please give the friendly team at Campbells a call and we'll be happy to help you further.

TENURE: Freehold

EPC: D

COUNCIL TAX BAND: B

The measurements for this property are as follows:

GROUND FLOOR

LOUNGE

14' 4" x 12' 10" (4.37m x 3.90m) max

KITCHEN AREA

15' 8" x 9' 2" (4.77m x 2.79m)

DINING AREA

12' 2" x 10' 5" (3.72m x 3.18m)

FIRST FLOOR

BEDROOM ONE

10' 8" x 9' 10" (3.25m x 2.99m)

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BEDROOM TWO

13' 8" x 9' (4.18m x 2.75m) max

BEDROOM THREE

8' 10" x 7' 8" (2.69m x 2.34m) max

BATHROOM

7' 5" x 5' 9" (2.25m x 1.76m)

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