



CALDECOTT
PROPERTY SALES & LETTINGS

Watts Lane, Hillmorton

Guide Price £250,000

3 2 2







For illustrative purposes only.
Measurements are approximate and floorplan should be used as a guide.

Caldecott Property are pleased to bring to market this three-bedroom semi-detached home in the sought-after area of Hillmorton, offering excellent potential to create a lovely family home. The property requires full modernisation throughout, making it ideal for buyers looking to renovate and add value.

The accommodation includes three well-proportioned bedrooms and living space ready to be updated for modern family living. Outside, there is a private driveway providing off-road parking and a pleasant garden.

The home sits within the catchment for Ashlawn School and Paddox Primary School, and is close to local shops on Lower Street, Paddox, as well as Rugby town centre.

Offered to the market with no onward chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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