



**EDWARD KNIGHT**  
ESTATE AGENTS



- No Upward Chain
- Requires Modernisation
- Three Bedrooms
- Hillmorton Location

**84 Percival Road, Hillmorton, Rugby, CV22 5JU**

**£210,000**

Offered to the market with No Upward Chain this well proportioned semi-detached property requires modernisation throughout yet offers excellent potential to extend and improve due to its large rear garden. The accommodation on offer briefly comprises : Entrance Hall, Two Reception Rooms, Galley Kitchen, Rear Lobby with WC, Three Bedrooms, Shower Room, Front Driveway and a long rear garden which backs onto a private nature reserve. Additional benefits include Gas Fired Central Heating to Radiators & Majority Double Glazing.





## Property Description

### SUMMARY

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### LOCATION

Hillmorton is a suburb of Rugby, forming much of the eastern half of the town. The property is situated within the catchment for Paddox Primary School and Ashlawn High school and close to a range of local shops, eateries and cafes.

### HALL

uPVC double glazed front door into small porch with wooden door into main Hallway. Stairs rising to first floor. Doors off to both reception rooms and kitchen. Wall mounted radiator. Picture rail. Under stairs storage cupboard with double glazed window and space for appliance (such as a fridge).

### LOUNGE

11' 4" x 10' 10" max (3.45m x 3.3m)

Double glazed window to the front aspect. Wall mounted radiator. Picture rail. Electric fire.

### DINING ROOM

11' 6" x 9' 9" + alcoves (3.51m x 2.97m)

Double glazed window to the rear aspect. Wall mounted gas fire. Built in alcove storage. Picture rail.







#### **KITCHEN**

8' 4" x 5' 4" (2.54m x 1.63m)

Door to rear lobby. Sink drainer. Base and eye level units. Double glazed window to the side. Space for a cooker. Space and plumbing for washing machine. Wall mounted radiator. Tiling to splashbacks.

#### **REAR LOBBY**

uPVC double glazed door onto garden. Door to W.C. Cupboard housing combi boiler. Quarry tiled floor.

#### **WC**

High level flush WC. Double glazed window to the rear



#### **LANDING**

Double glazed window to the side aspect. Loft access hatch. Doors off to bedrooms and shower room.

#### **BEDROOM ONE**

11' 6" x 9' 4" (3.51m x 2.84m)

Double glazed window to the front aspect. Wall mounted radiator. Picture rail. Built in alcove cupboard.

#### **BEDROOM TWO**

11' 7" x 9' 4" + alcoves (3.53m x 2.84m)

Double glazed window to the rear aspect. Wall mounted radiator. Picture rail. Airing cupboard built into an alcove (with a wall mounted radiator).

#### **BEDROOM THREE**

7' 1" x 6' 0" (2.16m x 1.83m)

Double glazed window to the front. Wall mounted radiator.

#### **SHOWER ROOM**

Opaque double glazed window to the rear. Pedestal wash hand basin. Low flush WC. Fully tiled. Walk in shower cubicle. Wall mounted radiator.



#### FRONTAGE/DRIVEWAY

Paved driveway providing side by side parking. Access gate into the garden. Metal gates across the front. Enclosed by picket fence.

#### REAR GARDEN

Lengthy rear garden which backs onto nature reserve. Initial patio leads to lawned area with pathway running the full length of the garden. Several planting areas. Pebble sections with shrubs and plants. Useful concrete built storage shed/outhouse with door and windows.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.