



**EDWARD KNIGHT**  
ESTATE AGENTS

64 CATESBY ROAD, HILLMORTON, RUGBY, CV22 5JL

**£275,000**







## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this beautifully presented, extended, three-bedroom semi-detached property in Hillmorton. Located towards the end of a pretty cul de sac in the Heart of Rugby and situated on an enviable double length plot, this property represents a fantastic opportunity to live in one of Rugby's most desirable locations.

The ground floor accommodation includes a bright and welcoming entrance hall with well-appointed architraves and modern glass panel doors which give access to; sitting room/snug with bay window which overlooks the tree lined street, extended lounge dining room which overlooks the rear garden and modern re-fitted kitchen with space and plumbing for various appliances.

The first floor has three good size bedrooms with original features and a modern re-fitted family bathroom with shower.

Externally is a double width driveway providing off road parking for two vehicles and a large double length rear garden with outbuildings, vehicular access and potential to build a detached double garage.



## LOCATION

Catesby Road is a popular tree lined cul de sac which is situated on the Paddox estate in Hillmorton. Hillmorton is a suburb of Rugby, forming much of the eastern half of the town. Catesby Road falls within catchment for the highly regarded Ashlaw Secondary School and Paddocks Primary School.

## GROUND FLOOR

### ENTRANCE HALL

5' 5" x 13' 1" (1.65m x 3.99m)

### SITTING ROOM/SNUG

10' 10" x 12' 4" (3.3m x 3.76m)

### LOUNGE/DINER

20' 5" x 10' 8" (6.22m x 3.25m)

### KITCHEN

17' 6" x 5' 8" (5.33m x 1.73m)

## FIRST FLOOR

### MASTER BEDROOM

12' 8" x 10' 8" (3.86m x 3.25m)

### BEDROOM TWO

11' 7" x 10' 9" (3.53m x 3.28m)

### BEDROOM THREE

6' 6" x 6' 10" (1.98m x 2.08m)

### FAMILY BATHROOM

5' 3" x 5' 10" (1.6m x 1.78m)











