



EDWARD KNIGHT
ESTATE AGENTS



- Semi-Detached
- Close To Ashlawn School
- Three Bedrooms
- Rear Extension

10 Walford Place, Hillmorton, Rugby, CV22 5HA

£239,950

Located at the end of a quiet cul-de-sac in Hillmorton close to Ashlawn High School. This traditional semi-detached property offers plenty of on-going potential and currently comprises : Hallway, Through Lounge/Dining Room, Sun Room, Kitchen, Three Bedrooms, Bathroom, Front Garden, Off Road Parking & Rear Garden.



Property Description

SUMMARY

Located at the end of a quiet cul-de-sac in Hillmorton close to Ashlawn High School. This traditional semi-detached property offers plenty of on-going potential and currently comprises : Hallway, Through Lounge/Dining Room, Sun Room, Kitchen, Three Bedrooms, Bathroom, Front Garden, Off Road Parking & Rear Garden.

LOCATION

Walford Place is a popular cul-de-sac which is situated in one of Rugby's most desirable locations. Hillmorton is a suburb of Rugby, forming much of the eastern half of the town. Walford Place itself is close to Ashlawn High School, Paddox Primary School & Hillmorton Primary School.

HALLWAY

Stairs to first floor. Door to Lounge/Diner. Door to Kitchen. Under-stairs storage. Minton tiled flooring. Wall mounted radiator.

LOUNGE/DINER

23' 4" x 11' 0" max (7.11m x 3.35m)

Double glazed bay window window to the front aspect. Door onto Sun Room. Wall mounted radiator. Gas fire with decorative surround. Wood flooring. Stripped wood flooring. Open fire with decorative mantel and surround. Coving.





SUN ROOM

10' 1" x 9' 1" (3.07m x 2.77m)

Windows and door to the rear garden. Door into Utility cupboard. Door onto Kitchen. Wall mounted radiator.

Utility cupboard has a window to the rear aspect. Space and plumbing for a washing machine and space for smaller appliance above (currently a dryer). Part tiled.

KITCHEN

12' 0" x 5' 6" min (7' 3" max) (3.66m x 1.68m)

Double glazed box bay window to the side aspect.

Under-stairs cupboard with space for fridge/freezer.

Base and eye level units with work surface over. Tiling to splash backs.

Sink/drain with mixer tap. Space and plumbing for dishwasher. Wall mounted radiator.

Ceramic tiled floor. Door to Sun Room. Built in oven and extractor. Built in dishwasher.



LANDING

Doors off to all 3 bedrooms and bathroom. Loft access hatch. Window to the side.

BEDROOM ONE

11' 5" + bay x 10' 7" (3.48m x 3.23m)

Double glazed bay window to the front aspect. Wall mounted radiator. Wood floor.

BEDROOM TWO

11' 7" x 9' 6" + alcoves

Double glazed window to the rear aspect. Wall mounted radiator. Alcove storage.

BEDROOM THREE

7' 10" x 6' 0" (2.39m x 1.83m)

Double glazed window to the front aspect. Wall mounted radiator.

BATHROOM

Opaque window to the rear. Wall mounted radiator. Panelled bath with shower over. Pedestal wash hand basin. Low flush W.C. Airing cupboard (housing Worcester combi boiler).

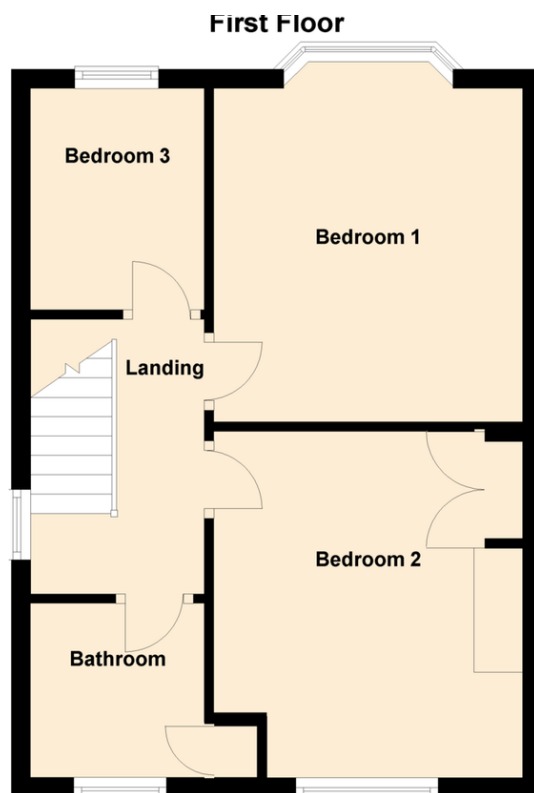
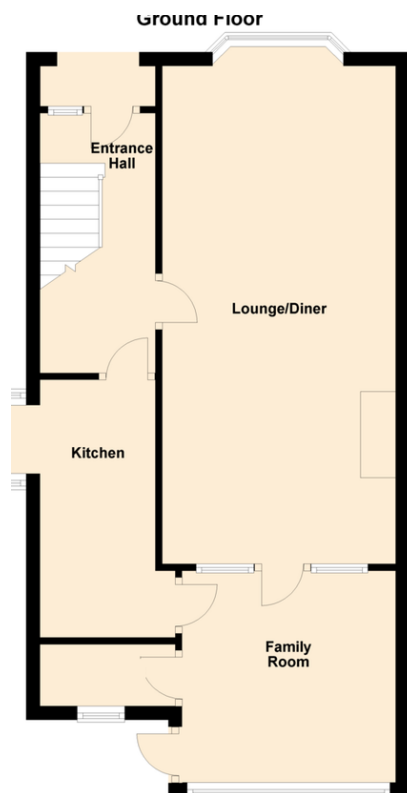
DRIVEWAY AND FRONTAGE

Block-Paved driveway at the front which narrows and turns its path down the side of the property and into the rear garden. Lawned fore-garden with shrubs and bushes.

REAR GARDEN

Mainly laid to lawn. Enclosed by majority timber fencing. Initial patio with seating area. Shed and summerhouse. Side access.





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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 are 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.