



**EDWARD KNIGHT**  
ESTATE AGENTS

303 LOWER HILLMORTON ROAD, RUGBY, CV21 4AD

£249,950 FREEHOLD





### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this well-presented semi-detached bungalow in Hillmorton. This two-bedroom property occupies an enviable plot with sizeable driveway and beautiful landscaped rear gardens all of which is being offered for sale with no onward chain.

The accommodation includes an entrance hall, lounge with doors opening into the conservatory, re-fitted kitchen, re-fitted shower room and two bedrooms with master including fitted Hammonds furniture.

### LOCATION

Hillmorton boasts a range of amenities and shops to include a nearby bus stop, hotel, public houses, post office, supermarkets, hardware store, beauticians, hairdressers, veterinary, and a range of eateries and bespoke stores. This property is less than 2 miles from Rugby railway station and 54 minutes from central London. Schooling includes the ever popular Ashlawn School, Lawrence Sheriff grammar school and outstanding Ofsted rated Hillmorton Primary School and the Squirrels pre-school.

Hillmorton Locks is located just a short walk away, here you can enjoy food, drink and beautiful canal walks through stunning countryside at all times of the year.



**KITCHEN**

9' 8" x 8' 0" (2.95m x 2.44m)

**LOUNGE**

13' 8" x 10' 6" (4.17m x 3.2m)

**CONSERVATORY**

10' 2" x 8' 8" (3.1m x 2.64m)

**BATHROOM**

6' 5" x 6' 5" (1.96m x 1.96m)

**MASTER BEDROOM**

10' 6" x 13' 6" (3.2m x 4.11m)

**BEDROOM TWO**

7' 6" x 9' 6" (2.29m x 2.9m)







## Ground Floor

Approx. 55.3 sq. metres (595.3 sq. feet)



Total area: approx. 55.3 sq. metres (595.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 