



EDWARD KNIGHT
ESTATE AGENTS

43 HIGH STREET, HILLMORTON, RUGBY, CV21 4EG

OFFERS IN EXCESS OF £210,000





PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to offer for sale this quaint two bedroom cottage which is situated in the heart of Hillmorton. The property would make an ideal first time or investment purchase.

The accommodation includes a separate living room and dining room, fitted kitchen, ground floor bathroom and two first floor bedrooms. There is a courtyard rear gardens for this property. The property benefits from gas central heating to radiators and UPVC double glazing.

The property is considered an ideal first time/investment purchase and viewing is highly recommended.

Viewings for this property are strictly by appointment with Edward Knight Estate agents, please contact our Rugby offices on 01788 543222 to arrange your viewing.

LOCATION

Hillmorton is a suburb of Rugby, forming much of the eastern half of the town. High Street falls within catchment for both English Martyrs Primary School and Ashlawn Secondary School.

Hillmorton boasts a range of amenities and shops to include a hotel, public houses, post office, supermarkets, hardware store, beauticians, hairdressers, veterinary, and a range of eateries and bespoke stores.

This property is less than 3 miles from Rugby railway station and 49 minutes from central London by train.



Schooling includes the ever popular Ashlawn School, Lawrence Sheriff grammar school and current outstanding Ofsted rated Hillmorton Primary School and the Squirrels pre-school. The world famous Rugby School is also a short drive away, as is Rugby town centre which offers a growing and diverse range of independent shops, bars, takeaways and restaurants with a recent boom in independent food outlets offering world cuisine.

Walkers will benefit greatly from this property's location, High Street is situated on the edge of Hillmorton and its vast ongoing countryside. There are an array of public footpaths and beautiful cross-country walks on offer including the Great Central Railway and Hillmorton's 'Locks' which is a pretty canal side location where you can enjoy refreshments and begin exploring the lengthy canal sidewalks on offer.

GROUND FLOOR

LOUNGE

11' 9" x 11' 9" (3.58m x 3.58m)

DINING ROOM

11' 9" x 10' 5" (3.58m x 3.18m)

KITCHEN

13' 8" x 5' 6" (4.17m x 1.68m)

BATHROOM

7' 11" x 5' 6" (2.41m x 1.68m)

BEDROOM ONE

11' 9" x 11' 9" (3.58m x 3.58m)



BEDROOM TWO

10' 5" x 9' 2" (3.18m x 2.79m)

COURTYARD GARDEN

COUNCIL TAX BAND

AGENTS NOTES

Under the Estate Agents Act 1979 and the provision of Information Regulations 1991, we are required to make all interested parties aware that the property being advertised is owned by an associate of an employee of





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		