



EDWARD KNIGHT
ESTATE AGENTS

95 HIGH STREET, HILLMORTON, RUGBY, CV21 4HD

£259,950





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this semi-detached dormer bungalow, located within the sought after area of Hillmorton. Although the property is in need of some modernisation throughout, the property sits on a plot with both front and rear gardens and offers versatile family living accommodation. Located on High Street, Hillmorton within close vicinity of local amenities including shops, takeaways, public houses, and good schooling, and within easy reach of the M1/M45/M6 motorway networks. In brief the accommodation comprises of an entrance hall, living room, kitchen, sun room, bathroom, one bedroom on the ground floor, and two to the first floor. Externally, the property has a good sized, private enclosed garden and to the front, the property benefits from a large driveway that provides ample off road parking and a carport.

This property is being offered for sale with no onward chain, viewings are strictly by appointment with Edward Knights Regent Street offices.



LOCATION

Situated in this popular location, this property enjoys an enviable location within a popular residential area, close to local amenities and Rugby town centre, and well-regarded schooling for all ages. Rugby train station is just a short drive/walk away and offers mainline services to London Euston in less than 60 minutes.

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.

Schooling options include Eastlands Primary School, Hillmorton Primary School, Abbots Farm Schools plus Paddox Primary School. The world famous Rugby School is also a short drive away as is Lawence Sheriff Grammar School.

The GEC Recreational ground is a short walk away and ideal for families and dog walkers.

Viewing is highly recommended to appreciate the property on offer and are strictly through Edward Knight Estate Agents.





**ENTRANCE HALL**

3' 4" x 10' 9" (1.02m x 3.28m)

LIVING ROOM

22' 8" x 7' 6" (6.91m x 2.29m)

KITCHEN

7' 7" x 7' 6" (2.31m x 2.29m)

SUN ROOM

9' 1" x 7' 2" (2.77m x 2.18m)

BEDROOM ONE

8' 7" x 10' 2" (2.62m x 3.1m)

BATHROOM

5' 9" x 5' 4" (1.75m x 1.63m)

BEDROOM TWO

11' x 8' 11" (3.35m x 2.72m)

BEDROOM THREE

12' 3" x 9' 9" (3.73m x 2.97m)

Ground Floor

Approx. 50.9 sq. metres (548.3 sq. feet)

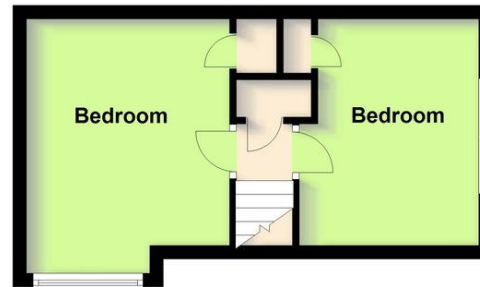


Total area: approx. 74.1 sq. metres (797.9 sq. feet)

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

First Floor

Approx. 23.2 sq. metres (249.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		