



EDWARD KNIGHT
ESTATE AGENTS

77 VERNON AVENUE, HILMORTON , RUGBY, CV22 5HP

£292,500





PROPERTY SUMMARY

Offered for sale with NO CHAIN, we are delighted to present a perfectly kept, EXTENDED property with substantial rear garden and garaging on Vernon Avenue.

This lovely family home is situated on a particularly pretty, tree lined road in the Heart of Hillmorton. The accommodation on offer includes an entrance hall which boasts a bright and airy feel, beautiful sitting room with bay window which overlooks the pretty front garden and street beyond, extended kitchen/dining/family room which overlooks the rear garden, three well proportioned bedrooms and a family bathroom.

Externally the property includes a beautifully landscaped front garden which provides a welcoming entrance to the property. The rear garden is as beautiful as it is extensive, there is a slabbed patio and entertaining area, lawned area surrounded by mature planting and trees which have been particularly well-tended. To the rear of the plot is a detached garage with rear vehicular access from Vernon Avenue.



Viewings for this property are strictly by appointment with Edward Knight's Regent Street offices.

LOCATION

Vernon Avenue is a particularly sought after residential road situated on the Paddox estate in Hillmorton. Hillmorton is a suburb of Rugby, forming much of the eastern half of the town. Vernon Avenue falls within catchment for both Paddox 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 outstanding Ofsted rated Hillmorton Primary School, Paddox 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, Vernon Avenue 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.







ENTRANCE HALL

5' 9" x 12' 9" (1.75m x 3.89m)

SITTING ROOM

12' 10" x 11' 2" (3.91m x 3.4m)

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

23' 11" x 19' 2" (7.29m x 5.84m)

FIRST FLOOR

LANDING

6' 6" x 9' 4" (1.98m x 2.84m)

MASTER BEDROOM

12' 6" x 11' 2" (3.81m x 3.4m)

BEDROOM TWO

12' 9" x 12' 6" (3.89m x 3.81m)

BEDROOM THREE

8' 2" x 6' 3" (2.49m x 1.91m)

FAMILY BATHROOM

8' 6" x 6' 0" (2.59m x 1.83m)

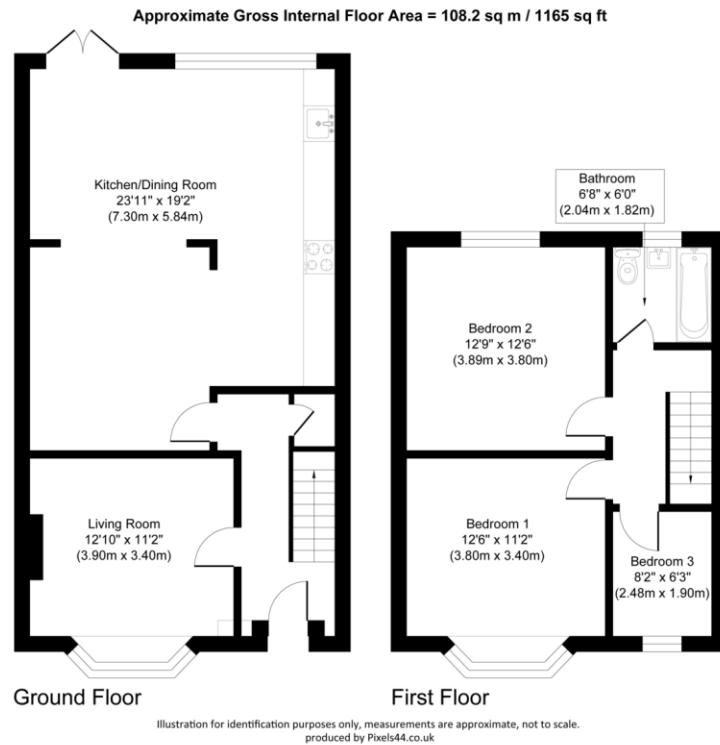
DETACHED GARAGE

DISCLAIMER

Every care has been taken with the preparation of these Sales Particulars. All measurements are approximate. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. 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 Edward Knight Partner.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		