



EDWARD KNIGHT
ESTATE AGENTS

66 CRICK ROAD, RUGBY, CV21 4DY

£325,000





PROPERTY SUMMARY

We are delighted to offer for sale this semi-detached bungalow in Hillmorton. Situated on the ever popular Crick Road and backing onto open countryside, this property is the perfect home boasting spacious living and beautiful rear garden.

The accommodation in brief comprises of an entrance porch and hall, living/dining room, kitchen, garden room, recently refitted shower room, and two bedrooms. Externally the property boasts a sizeable driveway providing substantial off-road parking to the front and a particularly well kept large rear garden with patio area and stunning rear views across open countryside.

This property is being offered for sale with no onward chain, viewings are strictly by appointment with the selling agent, early inspection is strongly recommended.

LOCATION

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 54 minutes from central London by train.



Schooling includes the ever popular Ashlawn School, Lawrence Sheriff grammar school and 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, Crick Road 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 as well as 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

12' x 14' 1" (3.66m x 4.29m)

KITCHEN/BREAKFAST ROOM

13' 1" x 12' (3.99m x 3.66m)

LIVING/DINING ROOM

28' 1" x 11' 11" (8.56m x 3.63m)

GARDEN ROOM

12' 1" x 10' 1" (3.68m x 3.07m)

BEDROOM ONE

14' 1" x 11' 1" (4.29m x 3.38m)

BEDROOM TWO

8' 1" x 8' 1" (2.46m x 2.46m)

SHOWER ROOM

13' 1" x 4' 1" (3.99m x 1.24m)



Ground Floor
Approx. 98.0 sq. metres (1054.4 sq. feet)



Total area: approx. 98.0 sq. metres (1054.4 sq. feet)

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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |