



EDWARD KNIGHT
ESTATE AGENTS

90 PETTIVER CRESCENT, HILLMORTON, RUGBY, CV21 4JF

£200,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this spacious, two-bedroom, end of terraced property which is located in the heart of Hillmorton, one of the area's most popular suburbs.

Situated within a quiet crescent and occupying a sizeable plot with off road parking for 5 vehicles, this fantastic home, which has NO ONWARD CHAIN would make the ideal first time or investment purchase.

The accommodation in brief includes an entrance hall, living room with feature fire place, dining room which overlooks the rear garden, large utility room, two double bedrooms and a family bathroom. The front garden is block paved and retained for parking, whilst the rear garden is a private garden and backs onto Featherbed Lane recreation ground. There is rear vehicular access and parking for a further three vehicles at the rear.

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



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 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, Eden 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.





GROUND FLOOR

ENTRANCE HALL

3' 8" x 4' 3" (1.12m x 1.3m)

LIVING ROOM

10' 9" x 11' 8" (3.28m x 3.56m)

DINING ROOM

9' 2" x 12' 6" (2.79m x 3.81m)

KITCHEN

11' 8" x 6' 5" (3.56m x 1.96m)

UTILITY ROOM

7' 3" x 9' 7" (2.21m x 2.92m)

FIRST FLOOR

MASTER BEDROOM

12' 1" x 11' 2" (3.68m x 3.4m)

BEDROOM TWO

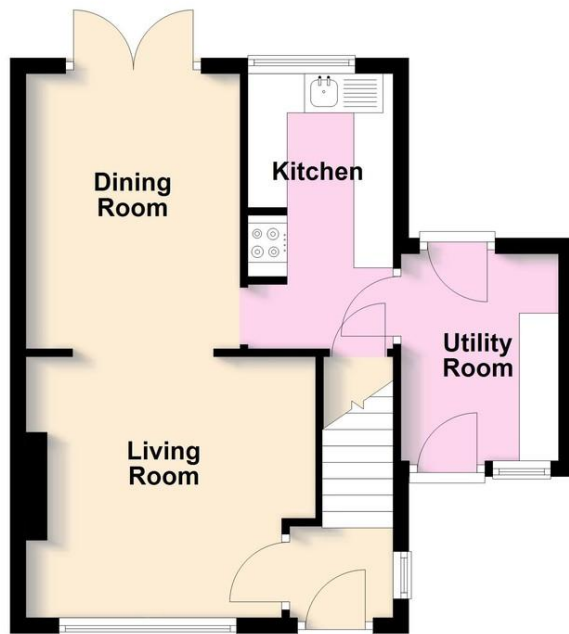
12' 5" x 8' 10" (3.78m x 2.69m)

FAMILY BATHROOM

5' 9" x 6' 0" (1.75m x 1.83m)

Ground Floor

Approx. 38.0 sq. metres (409.6 sq. feet)



First Floor

Approx. 32.5 sq. metres (349.6 sq. feet)



Total area: approx. 70.5 sq. metres (759.2 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		73 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		