



EDWARD KNIGHT
ESTATE AGENTS

25 FENWICK DRIVE, HILLMORTON, RUGBY, CV21 4PQ

£240,000 (GUIDE PRICE)





SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this well presented extended three bedroom semi detached property which is situated in the highly sought after area of Hillmorton, Rugby.

The property is conveniently located for a parade of shops, stores, hot food outlets, public houses and sought after schools for all ages. In brief the accommodation comprises of entrance hall, lounge with feature fireplace, dining room, extended kitchen and bathroom. To the first floor there are three well proportioned bedrooms. The property benefits from gas fired central heating to radiators and Upvc double glazing.

The property is being offered on an Open House Saturday 31st May, please call to book your appointment slot.



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.







GROUND FLOOR

ENTRANCE HALL

4' 2" x 3' 7" (1.27m x 1.09m)

LOUNGE

12' 7" x 11' 4" (3.84m x 3.45m)

DINING ROOM

10' 2" x 10' 2" (3.1m x 3.1m)

KITCHEN/BREAKFAST ROOM

15' 8" x 10' 5" (4.78m x 3.18m)

INNER HALL

6' 6" x 3' 4" (1.98m x 1.02m)

BATHROOM

8' 2" x 5' 1" (2.49m x 1.55m)

FIRST FLOOR

MASTER BEDROOM

12' 5" x 13' 1" (3.78m x 3.99m)

BEDROOM TWO

11' 9" x 8' 9" (3.58m x 2.67m)

BEDROOM THREE

8' 3" x 6' 5" (2.51m x 1.96m)



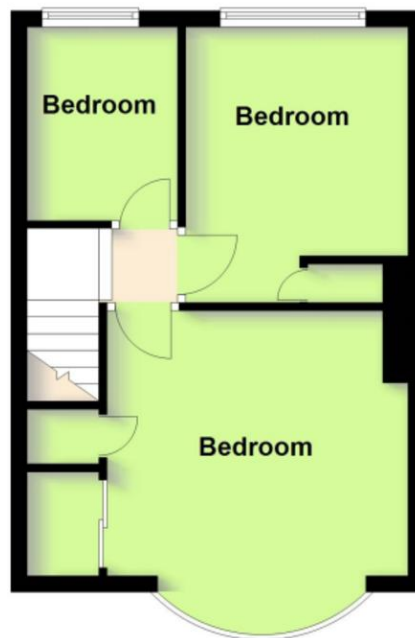
Ground Floor

Approx. 47.7 sq. metres (513.7 sq. feet)



First Floor

Approx. 32.4 sq. metres (349.0 sq. feet)



Total area: approx. 80.1 sq. metres (862.7 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		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		