



EDWARD KNIGHT
ESTATE AGENTS

110 THE KENT, HILLMORTON, RUGBY, CV21 4NG

£279,950





PROPERTY SUMMARY

Situated in the sought-after Hillmorton area, this well-presented semi-detached family home offers a perfect blend of comfort and convenience.

The property features three spacious bedrooms, a refitted first-floor bathroom, and a convenient downstairs toilet. The generous lounge boasts a feature fireplace, creating a cosy space to relax, while the refitted kitchen/diner with oven and hob offers a modern, open-plan setting ideal for family meals and entertaining. Outside, you'll find a well-maintained front garden, a good-sized rear garden, as well as a driveway and garage providing ample parking and storage. The property benefits from a fairly new boiler, ensuring energy efficiency.

Located close to local shops, highly regarded schools, and excellent transport links, this home is perfect for families or first-time buyers seeking a move-in ready property with great potential. The property has the added benefit of being offered with no onward chain.



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 it 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

9' 3" x 7' 3" (2.82m x 2.21m)

CLOAKROOM/WC

6' 3" x 3' 2" (1.91m x 0.97m)

LOUNGE

17' 9" x 11' 4" (5.41m x 3.45m)

KITCHEN/DINER

21' 2" x 9' 1" (6.45m x 2.77m)

BEDROOM

10' 8" x 10' 8" (3.25m x 3.25m)

BEDROOM

12' 4" x 11' 2" (3.76m x 3.4m)

BEDROOM

9' 4" x 9' 3" (2.84m x 2.82m)

BATHROOM



6' 6" x 6' 4" (1.98m x 1.93m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		