



EDWARD KNIGHT
ESTATE AGENTS

35 RATHBONE CLOSE, RUGBY, CV21 4EP

GUIDE PRICE £235,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this two-bedroom semi-detached bungalow, ideally located in a quiet cul-de-sac within the highly sought-after area of Hillmorton, Rugby. The property requires some modernisation, offering an excellent opportunity for buyers to create a home tailored to their own style and taste.

The accommodation briefly comprises an entrance hall, a spacious lounge with feature fireplace, a separate dining room, a fitted kitchen, two well-proportioned bedrooms, and a bathroom with a three-piece suite. Outside, the property boasts a generous rear garden, while to the front there is a driveway providing ample off-road parking and leading to a single garage.

This charming bungalow is offered to the market 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. 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, High Street 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

8' 1" x 8' 0" (2.46m x 2.44m)

LOUNGE

14' 0" x 12' 0" (4.27m x 3.66m)

DINING ROOM

9' 2" x 9' 2" (2.79m x 2.79m)

KITCHEN

11' 1" x 10' 1" (3.38m x 3.07m)

BEDROOM

13' 1" x 12' 1" (3.99m x 3.68m)

BEDROOM

10' 1" x 8' 1" (3.07m x 2.46m)

BATHROOM

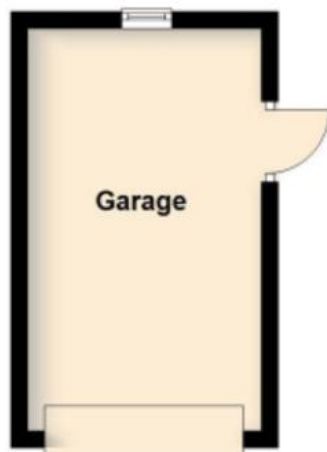
6' 10" x 6' 1" (2.08m x 1.85m)





Ground Floor

Approx. 77.5 sq. metres (833.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		