



EDWARD KNIGHT
ESTATE AGENTS

103 THE KENT, HILLMORTON, RUGBY, CV21 4NG

£235,000





PROPERTY SUMMARY

Set within a highly sought-after and well-established residential area, this two-bedroom bungalow offers an exciting opportunity to create a modern and personalised home. The property has been extended to provide a larger open-plan living and dining area, along with an added utility room, enhancing both space and practicality.

While the bungalow benefits from a modern kitchen, bathroom, and central heating system, further modernising and renovation is required throughout, giving buyers the chance to update the property to their own taste.

Occupying a generous plot, the home features a front garden, a sizeable rear garden, a driveway, and a garage, offering ample outside space and convenient parking.

Located within excellent school catchments for Hillmorton Primary School and Abbots Farm Junior School, the property is ideal for homebuyers looking to settle in a popular and well-connected area.

Available with no onward chain, this is a superb opportunity for those seeking a rewarding project in a desirable location. Viewings are strictly by appointment only through Edward Knight's Regent Street offices.

LOCATION

Hillmorton – A Thriving Suburb Offering Excellent Amenities and Outstanding Connectivity



Hillmorton is a well-established and vibrant suburb, offering residents a comprehensive range of local amenities and conveniences. Within the area, you will find a variety of essential services including a hotel, traditional public houses, a post office, supermarkets, and a hardware store. Additionally, the community is well served by personal care businesses such as beauticians and hairdressers, alongside a veterinary practice and an eclectic mix of eateries and bespoke independent shops, providing a balanced and fulfilling lifestyle.

The property benefits from an enviable location, situated less than three miles from Rugby railway station, which provides swift and direct rail links to central London in approximately 54 minutes. This makes it an excellent choice for commuters and those seeking easy access to the capital and other major destinations.

Outstanding Education Opportunities

Families will appreciate the proximity to a range of highly regarded educational institutions. These include the popular Ashlawn School, the prestigious Lawrence Sheriff Grammar School, and the Ofsted-rated Outstanding Hillmorton Primary School, complemented by the well-regarded Squirrels Pre-School. For those seeking world-class independent education, the internationally renowned Rugby School is conveniently located just a short drive away, renowned for its rich history and academic excellence.

Local Lifestyle and Leisure

Hillmorton also offers easy access to the bustling Rugby town centre, which has seen significant



growth in recent years. The town boasts a diverse and expanding selection of independent shops, bars, takeaways, and restaurants, including a burgeoning scene of international and world cuisines, enhancing the area's appeal for food enthusiasts and social gatherings alike.

For outdoor enthusiasts, this property is ideally positioned on the edge of Hillmorton, adjacent to extensive countryside. Residents and visitors can enjoy numerous public footpaths and scenic cross-country walking routes, perfect for leisure





and recreation. One particularly charming local feature is Hillmorton's 'Locks'-a picturesque canal-side setting offering refreshment opportunities and a gateway to explore the extensive and tranquil towpaths along the canal.

In summary, Hillmorton provides an exceptional blend of convenience, education, lifestyle, and natural beauty, making it a highly desirable location for families, professionals, and those seeking a balanced, community-focused way of life.

LIVING/DINING ROOM

10' 5" x 24' 7" (3.18m x 7.49m)

KITCHEN

9' 1" x 7' 4" (2.77m x 2.24m)

UTILITY ROOM

11' 4" x 4' 6" (3.45m x 1.37m)

BEDROOM ONE

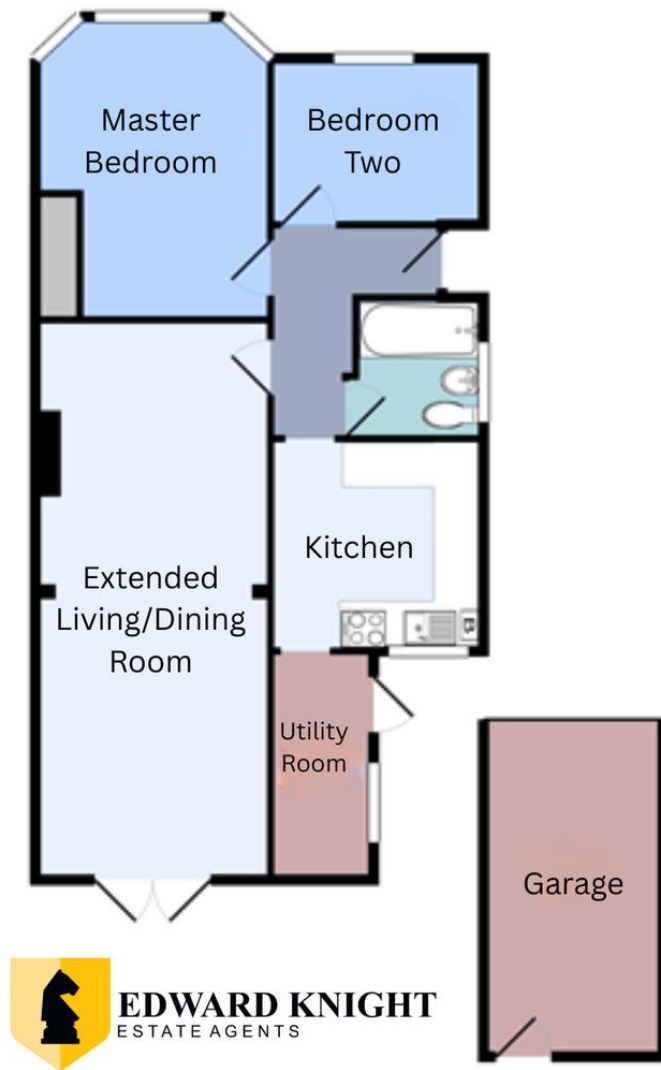
10' 4" x 13' 4" (3.15m x 4.06m)

BEDROOM TWO

9' 4" x 7' 4" (2.84m x 2.24m)

BATHROOM

5' 8" x 5' 2" (1.73m x 1.57m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		