



**EDWARD KNIGHT**  
ESTATE AGENTS

193 HILLMORTON ROAD, RUGBY, CV22 5AS

OFFERS OVER £250,000





#### PROPERTY SUMMARY

Edward Knight is delighted to bring a distinctive three-bedroom home offering generous accommodation throughout. The ground floor features a spacious lounge/dining area, a contemporary kitchen enhanced with additional worktop space and fitted cabinetry, a convenient WC, and a useful walk-in storage cupboard.

Upstairs, the property provides three well-proportioned bedrooms along with a modern, stylish family bathroom.

The rear garden is of an excellent size, complete with a patio seating area and a garden shed, while the front of the property benefits from off-road parking.

Situated on Hillmorton Road, the location places you within easy reach of local parks, shops, pubs, restaurants, and a wide range of amenities. Early viewing is strongly recommended.

#### LOCATION

The Area

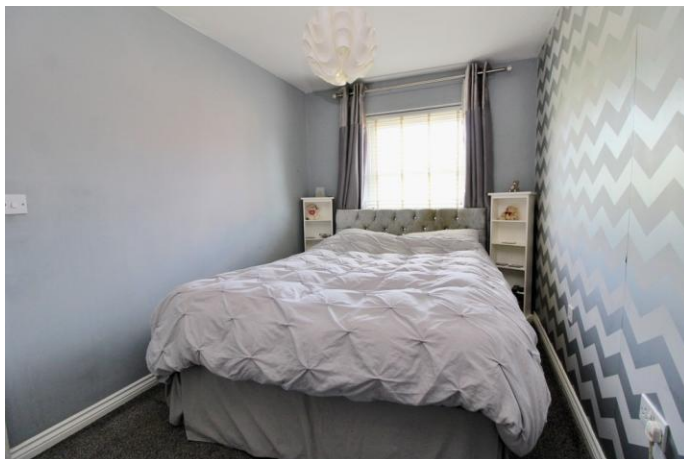
Hillmorton boasts a range of amenities and shops to include a hotel, public houses, post office, supermarkets, hardware store, beauticians, hairdressers, veterinary, and a range of eateries and bespoke stores.

This property is less than 2 miles from Rugby railway station and 54 minutes from central London. Schooling includes the ever popular Ashlawn School, Lawrence Sheriff grammar school and the 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.

Rugby Area

Rugby's economy is mainly industrial and distribution. It is an engineering centre and has a long history of producing gas and steam turbines at the GEC and at the AEI. The AEI was earlier British Thomson-Houston or BTH. They used to dominate employment in the town. They are now amalgamated to form Alstom. Engineering in Rugby is still the most important sector.



The property is conveniently located less than two miles from Rugby railway station, providing direct services to London in approximately 54 minutes. The area is well- served by highly regarded schools, including the sought- after Ashlawn School, Lawrence Sheriff Grammar School, Paddock Primary School (Ofsted rated), and The Squirrels Pre- School.

The renowned Rugby School is only a short drive away, as is Rugby town centre, which continues to grow with an expanding mix of independent shops, cafés, bars, takeaways, and restaurants. The town has recently seen a surge in independent food outlets offering a wide range of world cuisines.

#### GROUND FLOOR

##### KITCHEN

09' 10" x 6' 09" (3m x 2.06m)

##### LOUNGE/DINER

13' 11" x 14' 02" (4.24m x 4.32m)

#### FIRST FLOOR

##### BEDROOM 1

07' 05" x 12' 10" (2.26m x 3.91m)

##### BEDROOM 2

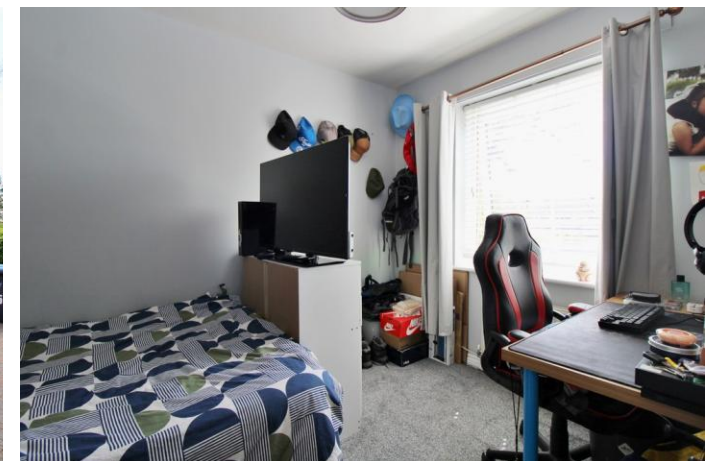
07' 08" x 11' 0" (2.34m x 3.35m)

##### BEDROOM 3

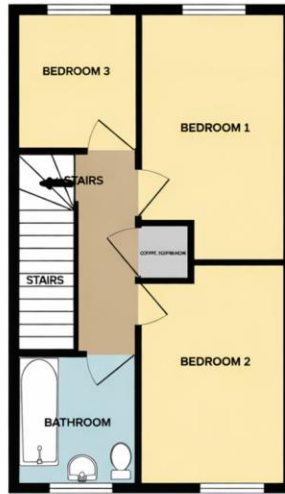
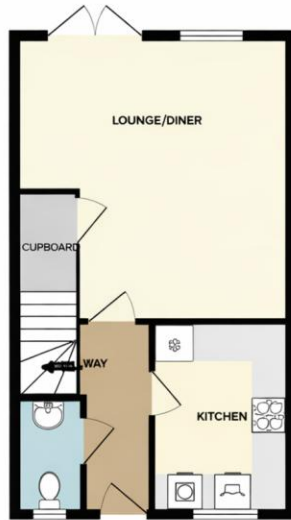
06' 01" x 06' 11" (1.85m x 2.11m)

#### BATHROOM









Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		