



EDWARD KNIGHT
ESTATE AGENTS

283 HILLMORTON ROAD, RUGBY, CV22 5BH

£260,000





PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present this particularly attractive mid terraced home, situated on the ever-popular Hillmorton Road.

This property has been well maintained both internally and externally, retaining a wealth of original features while offering fantastic potential for new owners to extend and renovate into a stunning modern family home.

The current accommodation comprises an entrance porch leading into a spacious entrance hall leading to a ground floor cloakroom. There is a charming bay-fronted living room overlooking the large lawned front garden with archway to the dining room to create a spacious open plan living/dining room. The extended kitchen/breakfast room provides excellent space for everyday family living.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a good-sized front garden and there is the added benefit of off road parking to the rear of the property.

The property is offered for sale with no onward chain and viewing is highly recommended to appreciate the property on offer.

LOCATION

Ideally positioned in the popular Hillmorton area of Paddox. This well-established residential location offers the perfect balance of convenience, connectivity, and community.



The vibrant Rugby town centre, just a short distance away, boasts a wide selection of both high street and independent retailers, as well as a diverse range of bistros, restaurants, and coffee shops.

Families will appreciate the property's proximity to highly regarded educational institutions. Lawrence Sheriff Grammar School for Boys and Rugby School are both within approximately a 15-minute walk. Rugby High School for Girls and a variety of well-rated state and independent schools are also easily accessible by car.

Rugby enjoys exceptional transport links, making it ideal for commuters. The property is approximately a 26-minute walk or a 5-minute drive from Rugby Railway Station, which offers direct services to London Euston in under 50 minutes. Major road networks including the M1, M6, M45, and M40 are all within easy reach.

For outdoor enthusiasts, GEC Recreation Ground & St Andrews Recreation Ground are located close by, offering a fantastic open space for leisure activities, dog walking, picnics, and watching local sports events.

This property is a stone's throw from the Ashlawn High School, Paddox Primary School and Lawrence Sheriff Grammar School.

ENTRANCE HALL

GROUND FLOOR WC



LOUNGE

12' 2" x 10' 10" (3.71m x 3.3m)

DINING ROOM

12' 2" x 11' 7" (3.71m x 3.53m)

KITCHEN/BREAKFAST ROOM

11' 10" x 10' 4" (3.61m x 3.15m)

LANDING

BEDROOM ONE





12' 5" x 10' 8" (3.78m x 3.25m)

BEDROOM TWO

11' 11" x 10' 7" (3.63m x 3.23m)

BEDROOM THREE

8' 0" x 6' 7" (2.44m x 2.01m)

BATHROOM

6' 3" x 5' 1" (1.91m x 1.55m)

GARDEN & OFF ROAD PARKING

Off road parking to the rear accessed via the service road from Shenstone Avenue.

IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied

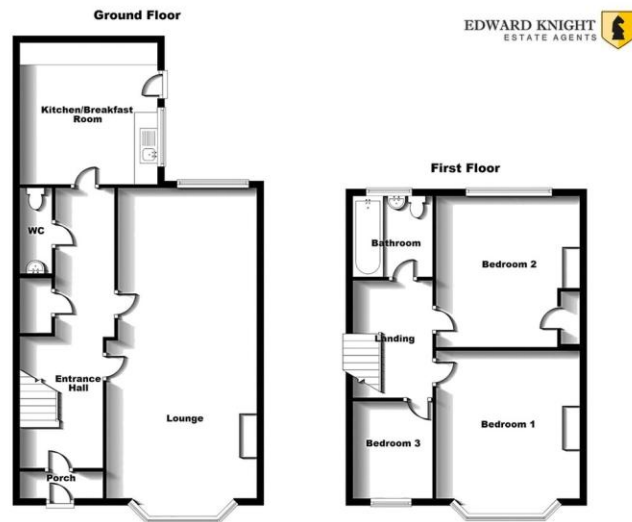
upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-10	G		