



EDWARD KNIGHT
ESTATE AGENTS

305 LOWER HILLMORTON ROAD, RUGBY, CV21 4AD

£230,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this extended two-bedroom semi-detached bungalow, situated in the highly sought-after area of Hillmorton, Rugby.

The property offers well-proportioned and versatile accommodation, briefly comprising an entrance hall, spacious lounge/dining room, conservatory, kitchen/breakfast room, two good-sized bedrooms, and a shower room.

Externally, the property benefits from a low-maintenance rear garden, offering a good degree of privacy and providing an ideal space for outdoor seating and entertaining. To the front, a block-paved driveway provides ample off-road parking.

The property is offered for sale with no onward chain, making it an excellent opportunity for those looking for a bungalow in this popular residential location.



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.







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.

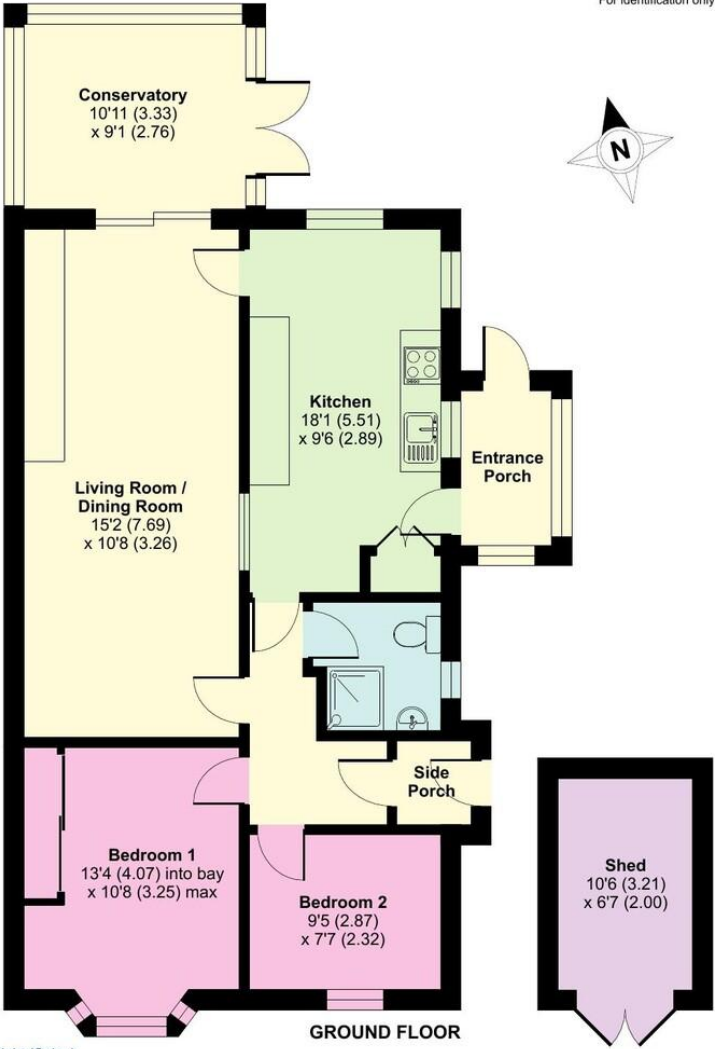
If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

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.

Lower Hillmorton Road, Rugby, CV21

Approximate Area = 945 sq ft / 87.7 sq m
Shed = 70 sq ft / 6.5 sq m
Total = 1015 sq ft / 94.2 sq m
For identification only - Not to scale



Edward Knight (Sales)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Edward Knight. REF: 1520916

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.