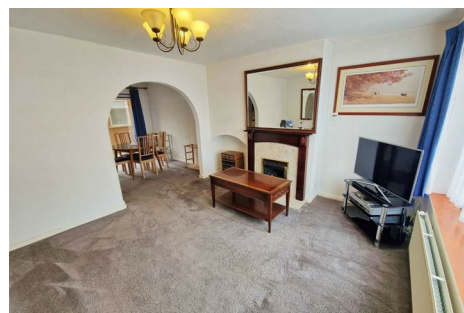


**54 Coton Road  
Hillmorton  
RUGBY  
CV21 4LU**

**Guide Price £200,000**



- **THREE BEDROOM**
- **LOUNGE / DINING ROOM**
- **FIRST FLOOR SHOWER ROOM**
- **SUBSTANTIAL REAR GARDEN**

- **MID TERRACE**
- **NO ONWARD CHAIN**
- **DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A three bedroom mid terrace property set in a popular location in Hillmorton. In brief the accommodation comprises; entrance hall, lounge, dining room, fitted kitchen, three bedrooms and a shower room. Externally there are front and rear gardens. This property also benefits from upvc double glazing and gas radiator heating. The property is offered with no onward chain.

Located in the ever popular area of Hillmorton with easy access to excellent schooling and a wealth of local amenities, as well as key road links including (M1, M6, A5 and A45). It is only a short drive to Rugby town centre and the railway station (where regular connections are provided to London Euston, Birmingham and Crewe).

### **Accommodation Comprises**

Entry via glazed door into:

#### **Entrance Hallway**

Stairs rising to first floor. Glazed door into lounge/dining room.

#### **Lounge Area**

13'5" x 11'9" (4.11m x 3.60m)

Window to front. Radiator. Gas fire with surround. Archway through to:

#### **Dining Area**

10'6" x 8'6" (3.21m x 2.60m)

French doors opening to rear garden. Radiator. Door to:

#### **Kitchen**

10'5" x 8'2" (3.20m x 2.50m)

Fitted with a range of base and eye level units. Work surface space incorporating a stainless steel sink and drainer with mixer tap over. Electric hob with extractor over. Electric oven. Space and plumbing for a washing machine. Space for a fridge/freezer. Radiator. Opening to under stairs storage. Window overlooking rear garden. Door to garden.

#### **Outside W.C.**

With high level w.c. Window to side elevation.

#### **First Floor Landing**

Access to loft space. Airing cupboard housing boiler. Doors off to bedrooms and bathroom.

#### **Bedroom One**

10'9" x 8'6" (3.30m x 2.60m)

Window to rear. Radiator. Built in wardrobes to one wall.

#### **Bedroom Two**

12'5" x 11'9" (3.81m x 3.60m)

Window to front. Radiator. Built in cupboard.

#### **Bedroom Three**

9'6" x 8'2" (2.90m x 2.50m)

Window to front. Radiator. Over stairs built in wardrobe.

#### **Bathroom**

With suite to comprise; wash hand basin, low level w.c. and quadrant shower cubicle. Extractor fan. Heated towel rail.

**Front Garden**

Pathway and ramp leading to front entrance door. Area laid to stones with inset decorative paving.

**Rear Garden**

Mainly laid to lawn with pathway and shrub borders. Covered decked area leading to outside w.c. and two storage sheds. Enclosed by timber fencing. Gated side access.

**Agents Note**

Council Tax Band: B

Energy Efficiency Rating: D

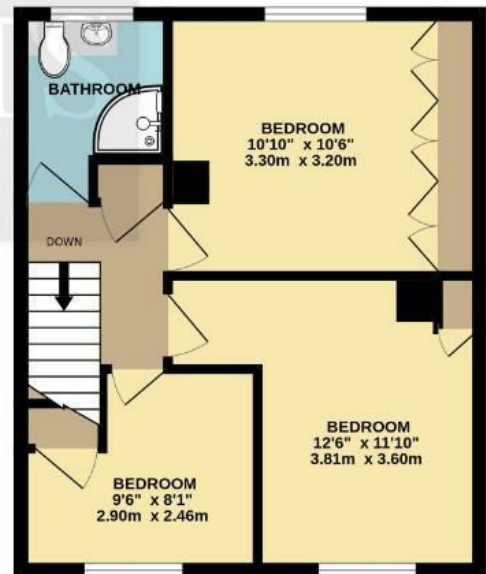
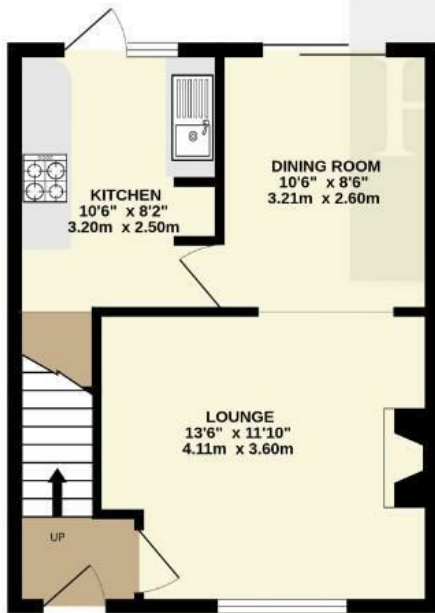
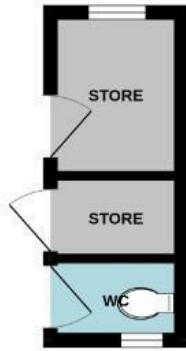






GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.

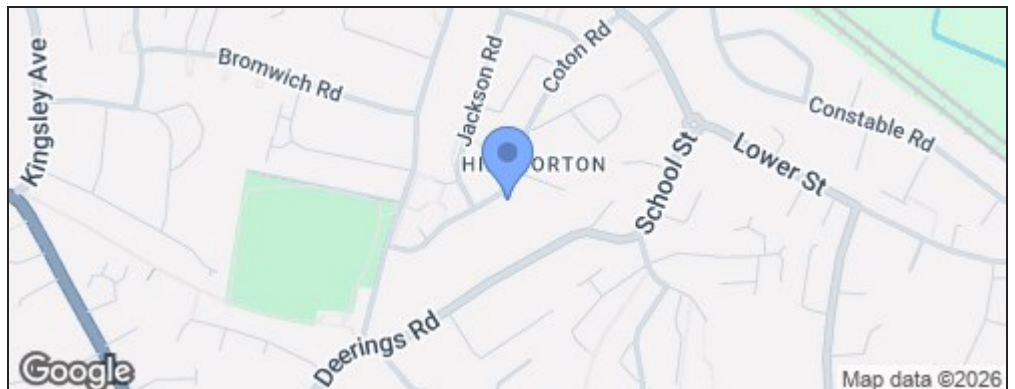
1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 841 sq.ft. (78.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.