4 Richmond Road
Hillmorton
RUGBY
CV21 3AB

Guide Price £285,000

- THREE BEDROOM
- NO ONWARD CHAIN
- FITTED KITCHEN
- FRONT AND REAR GARDENS
- EXTENDED SEMI DETACHED HOME
- SEPARATE LOUNGE AND DINING ROOM
- OFF ROAD PARKING AND GARAGE
- ENERGY EFFICIENCY RATING D

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OFFERED WITH NO ONWARD CHAIN A three bedroom, extended semi detached home located in a popular residential area of Hillmorton. In brief, the accommodation comprises: entrance hall, lounge, separate dining room, kitchen with pantry, three first floor bedrooms and a bathroom. Externally, there are front and rear gardens, off road parking, and a garage.
Ideally located for access to a variety of shops and well regarded schools, including Paddox Primary School and Ashlawn High School. Transport links include regular bus routes, easy access to the region's central motorway networks and only five minute drive to Rugby Railway Station, which operates mainline services to London Euston and Birmingham New Street in just under 50 and 30 minutes respectively, making this ideal for commuters

Accommodation Comprises
Entry via hardwood door with leaded windows and stained glass into:

Entrance Hallway
Stairs rising to first floor. Window to side. Radiator. Doors off to lounge, dining room and kitchen.

Lounge
12'1" x 11'2" (3.70m x 3.42m)
Bay window to front. Gas fire with hearth. Radiator.

Dining Room
12'5" x 10'9" (3.81m x 3.30m)
Window to rear. Gas fire with hearth.

Kitchen
17'8" x 7'2" (5.40m x 2.20m)
Fitted with a range of base units with work surface space incorporating a stainless steel sink and drainer with mixer tap. Space for a freestanding cooker. Space and plumbing for a washing machine. Space for a fridge/freezer. Radiator. Door to pantry. Windows to side and rear. Door to rear garden.

First Floor Landing
Window to side. Access to loft space. Doors off to bedrooms and bathroom.

Bedroom One
12'1" x 11'2" (3.70m x 3.42m)
Bay window to front aspect. Feature fireplace. Radiator.

Bedroom Two
12'5" x 10'9" (3.81m x 3.30m)
Window to rear. Radiator. Built in wardrobe with immersion heater.

Bedroom Three
7'6" x 7'2" (2.31m x 2.20m)
Window to rear. Radiator.

Bathroom
With suite to comprise; panelled bath with electric shower and shower screen over, pedestal wash hand basin, and low level w.c. Radiator. Window to front.

Front Garden
Paved driveway providing off road parking and giving access to the garage. Gated access to rear garden. Pathway to entrance. Variety of shrubs and plants. Brick wall to front. Fencing to sides.

Garage
With up and over style door.

Rear Garden
Patio area. Variety of shrubs and plants to sides and rear. Enclosed by timber fencing.

Agents Note
Local Authority: Rugby
Council Tax Band: C
Energy Efficiency Rating: D

GROUND FLOOR
483 sq.ft. (44.8 sq.m.) approx.

1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.

TOTAL FLOOR AREA : 907 sq.ft. (84.3 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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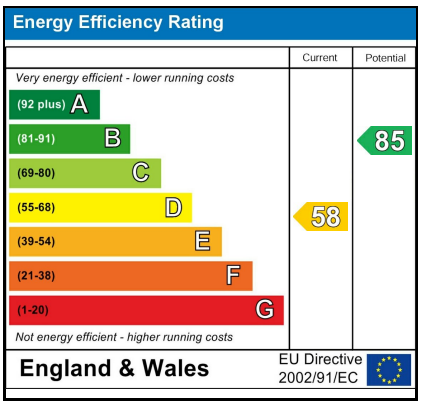

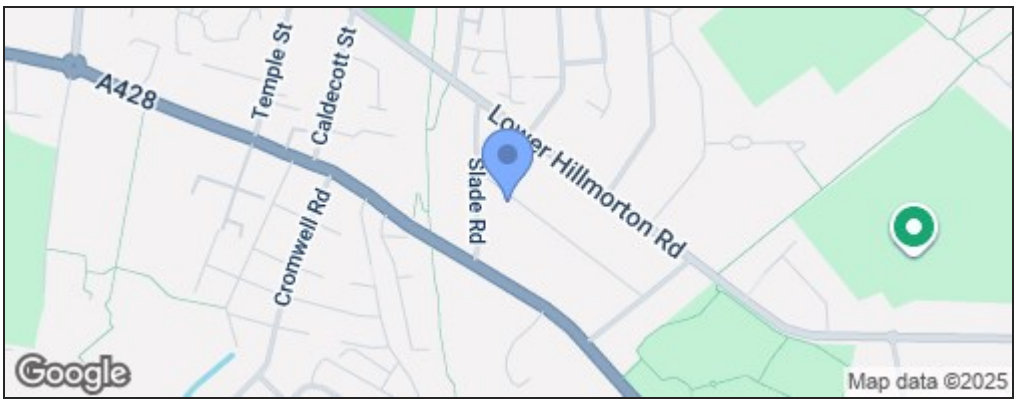

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