

**288 Lower Hillmorton Road  
Hillmorton  
RUGBY  
CV21 4AE  
£325,000**



- **THREE BEDROOM**
- **GARAGE AND PARKING**
- **DOWNSTAIRS W.C.**
- **MODERN FITTED BATHROOM**

- **BAY FRONTED SEMI DETACHED**
- **OPEN PLAN LIVING**
- **UTILITY ROOM**
- **ENERGY EFFICIENCY RATING D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A beautifully presented, bay fronted, semi detached property, located in an enviable location in Lower Hillmorton Road in Rugby, this delightful house has been updated to provide spacious open plan living to the ground floor, along with a downstairs w.c. With three well-proportioned bedrooms, and a modern fully fitted bathroom, this property is ideal for families. Externally, there is a garage, a utility room, a generous, enclosed rear garden, and a further garden with off road parking to the front. Conveniently situated for a range of local amenities including, local shops, takeaways, a public house, and well regarded schooling. There are excellent transport links to include regular bus routes, easy access to the regions central motorway networks including the M1/M6 and M45 and is only five minute drive to Rugby town centre and the railway station which operates mainline services to London Euston and Birmingham New Street making this location ideal for commuters.

### **Accommodation Comprises**

Entry via covered porch. Part glazed entrance door with double glazed panel to both sides.

#### **Entrance Hall**

Stairs rising to first floor. Radiator with thermostat control. Laminate flooring. Understairs storage cupboard. Door to lounge/diner. Door to ground floor w.c.

#### **Lounge Area**

12'11" x 12'4" (3.94m x 3.77m)

Double glazed bay window to front aspect. Open fireplace. Contemporary radiator. Laminate flooring.

#### **Dining Area**

12'0" x 10'10" (3.68m x 3.32m)

Double glazed doors opening to rear garden. Contemporary radiator. Laminate flooring.

#### **Kitchen Area**

8'10" x 7'11" (2.70m x 2.42m)

Fitted with a range of base and eye level units and breakfast bar. Timber work surface space incorporating a one and a half bowl sink and drainer unit with mixer tap over. Tiled splash backs. Neff hob. Oven with slide and glide door. Extractor hood. Integrated dishwasher. Space for an American style fridge/freezer. Combi boiler. Tiled floor. Window overlooking rear garden.

#### **Ground Floor W.C.**

Low flush w.c. Wash hand basin with tiled splash back. Chrome ladder radiator. Obscure glazed window to side.

#### **First Floor Landing**

Double glazed window to the side. Timber doors off to bedrooms and bathroom. Loft access with ladder.

#### **Bedroom One**

13'0" x 11'3" (3.98m x 3.44m)

Double glazed bay window to the front. Window seat with storage. Radiator with thermostat control. Hammonds fitted wardrobes.

#### **Bedroom Two**

11'11" x 11'3" (3.64m x 3.44m)

Double glazed window to rear. Radiator. Storage cupboard.

**Bedroom Three**

7'6" x 7'4" (2.30m x 2.25m)

Double glazed window to the front. Radiator. Built in storage cupboard.

**Bathroom**

8'6" x 7'6" (2.60m x 2.30m)

Panelled bath with Grohe shower attachment over. Fully tiled double shower cubicle with rainfall showerhead and extractor. Low flush w.c. Vanity inset sink unit. Mirrored cabinet. Chrome ladder radiator. Part tiled walls. Tiled floor. Obscure double glazed window to rear and side.

**Front Garden**

Laid to lawn with off road parking. Timber fencing to side. Gated side pedestrian access.

**Garage**

7'10" x 18'8" (2.41m x 5.71m)

Up and over door, new roof, window and door to side, power and lighting.

**Utility Room**

5'8" x 5'8" (1.75m x 1.73m)

Stainless steel sink with mixer tap over, work surface, base units, plumbing for washing machine, fully tiled walls and flooring, double glazed windows to side and rear, upvc door.

**Rear Garden**

Flagstone patio area. Area laid to lawn. Further patio. Outside tap. Enclosed by timber fencing.

**Agents Note**

Council Tax Band: C

Energy Efficiency Rating: D



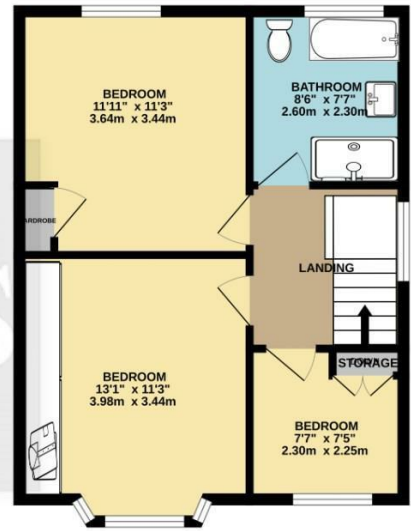




GROUND FLOOR

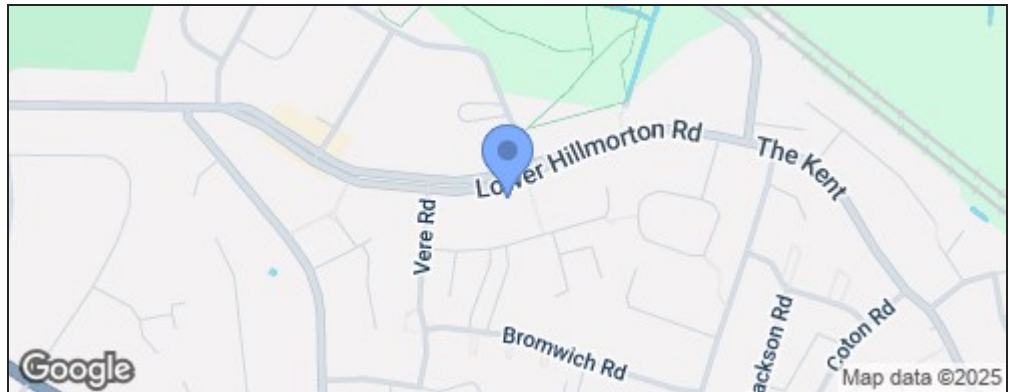


1ST FLOOR



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) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.