

**45 Lower Hillmorton Road  
Town Centre  
RUGBY  
CV21 3ST  
£185,000**



- TWO BEDROOM
- SEPARATE RECEPTION ROOMS
- FIRST FLOOR BATHROOM
- GAS CENTRAL HEATING
- VACANT POSSESSION

- MID TERRACE HOME
- FITTED KITCHEN
- ENCLOSED REAR GARDEN
- UPVC DOUBLE GLAZING
- ENERGY EFFICIENCY RATING D

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**\*\*Offered with vacant possession\*\*** A traditional mid terrace two bedroom home located in Rugby town centre. In brief, the accommodation comprises: lounge, separate dining room, kitchen, first floor bathroom and two double bedrooms. This property additionally benefits from upvc double glazing and gas fired radiator central heating. Externally, there is an enclosed rear garden.

The property is conveniently situated being within walking distance of the town centre and Rugby railway station, which operates mainline services to London Euston and Birmingham New Street in approximately 50 and 30 minutes respectively. There is easy access to the regions central motorway networks including M1, M6, and M45. Close by, there are shops, restaurants, public houses, Rugby Theatre, Rugby Library, Caldecott Park and Rugby School.

### **Accommodation Comprises**

Entry via upvc door into:

#### **Lounge**

11'0" x 12'0" (into bay) (3.37m x 3.68 (into bay))

Bay window with bench seat. Feature Victorian cast iron fireplace with wooden surround and stone hearth. Cupboard to side of chimney breast. Radiator. Stripped wooden floors. Dado rail. Glazed door to:

#### **Dining Room**

10'10" x 11'2" (3.32m x 3.42m)

Window to rear aspect. Stairs rising to first floor landing. Understairs storage cupboard. Radiator. Glazed door to:

#### **Kitchen**

19'5" x 6'0" (5.92m x 1.83m)

Fitted with a range of base and eye level units with work surface space incorporating an acrylic sink unit with mixer tap over. Tiling to splash areas. Fitted cooker. Space and plumbing for a washing machine. Space for a fridge/freezer. Wall mounted central heating boiler. Two windows to side aspect. Wood laminate floor covering. Radiator. Part glazed upvc door to rear garden.

#### **First Floor Landing**

Doors off to:

#### **Bedroom One**

11'0" x 10'1" (3.37m x 3.09m)

Window to front. Storage cupboard with access to loft. Radiator.

#### **Bedroom Two**

10'11" x 7'7" (3.33m x 2.33m)

Window to rear. Radiator.

#### **Bathroom**

With suite to comprise; panelled bath with electric shower over, pedestal wash hand basin, and low level w.c. Tiling to splash areas. Radiator. Vinyl floor covering. Frosted window to rear elevation.

#### **Front Garden**

Courtyard style. Gravel and shrub borders. Pathway to entrance.

#### **Rear Garden**

Patio area. Area laid to lawn. Shrub borders. Enclosed by timber panel fencing.

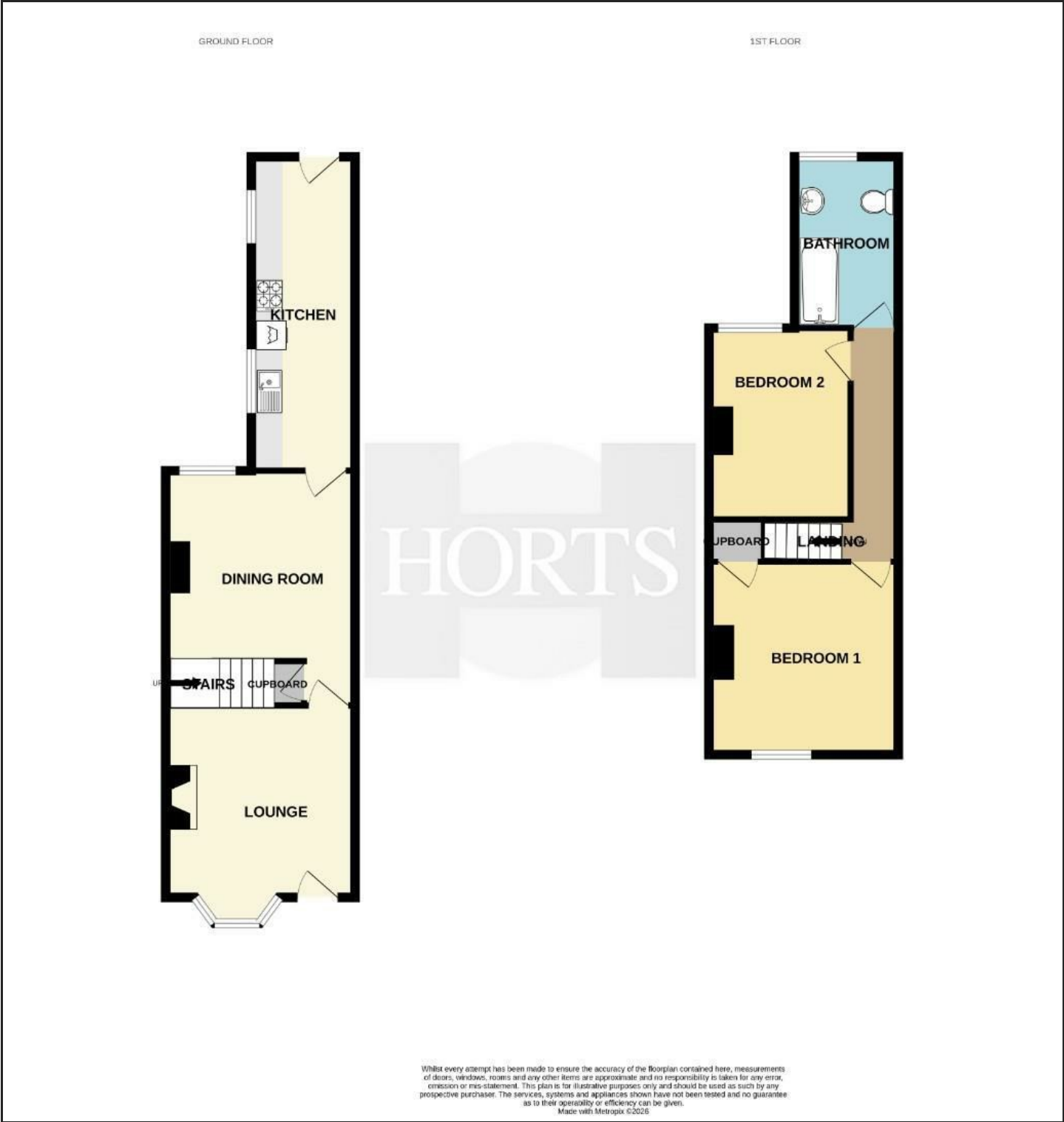
#### **Agents Note**

Council Tax Band: A

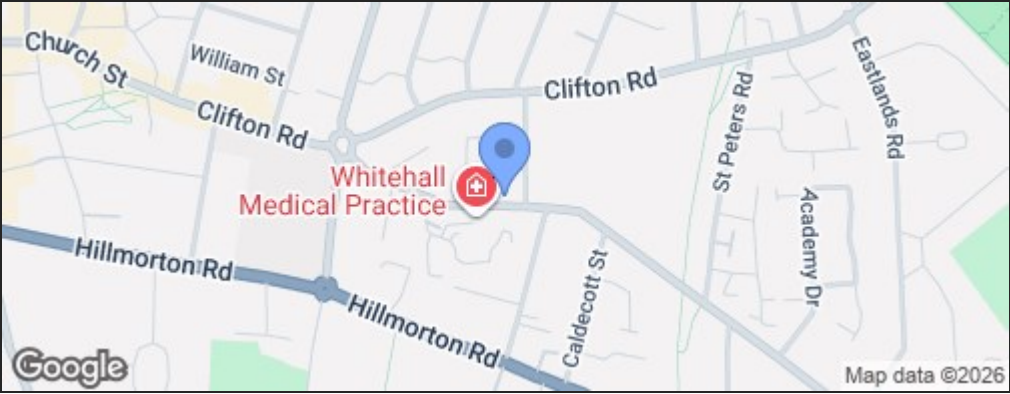
Energy Efficiency Rating: D







| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 86        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 66        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 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.