



## 107 High Street Hillmorton, Rugby, CV21 4HD

A spacious and well-presented three-bedroom semi-detached bungalow situated in the highly sought-after area of Hillmorton, Rugby, offering versatile accommodation, excellent accessibility features, and generous off-road parking.

Located in one of Rugby's most desirable residential areas, this attractive home is ideally positioned close to a wide range of local shops and amenities, highly regarded schools for all ages, and excellent transport links, making it an ideal choice for families, professionals, and those looking to downsize without compromising on space.

The accommodation is thoughtfully arranged and briefly comprises an entrance hall, a spacious lounge/diner providing an excellent space for relaxing and entertaining, a fitted galley-style kitchen, a separate utility room, and a modern refitted family bathroom finished to a high standard. Bedroom One is conveniently located on the ground floor, while the adjoining conservatory overlooks and provides access to the rear garden. The integral garage benefits from a ramped entrance, offering practical wheelchair accessibility.

Guide price £265,000

# 107 High Street

Hillmorton, Rugby, CV21 4HD



- Three-bedroom semi-detached bungalow in the sought-after Hillmorton area of Rugby
- Fitted galley-style kitchen with separate utility room
- Two further double bedrooms and a first-floor WC
- Spacious lounge/diner ideal for family living and entertaining
- Conservatory overlooking and providing access to the rear garden
- Integral garage with ramped access, suitable for wheelchair accessibility
- Modern refitted family bathroom with contemporary fittings
- Ground floor bedroom offering flexible living accommodation
- Enclosed rear garden with decked patio and lawn, plus a large driveway providing off-road parking for up to four vehicles.

## Entrance Hall

9'10" x 3'0" (3.01 x 0.93)

## Lounge

13'8" x 11'1" (4.19 x 3.39)

## Kitchen

15'4" x 7'1" (4.68 x 2.17)

## Utility Room

8'9" x 8'3" (2.67 x 2.52)

## Conservatory

8'11" x 7'11" (2.72 x 2.42)

## Bathroom

7'1" x 5'5" (2.16 x 1.67)

## Bedroom One

11'3" x 9'10" (3.43 x 3.01)

## Bedroom Two

12'0" x 9'7" (3.67 x 2.94)

## WC

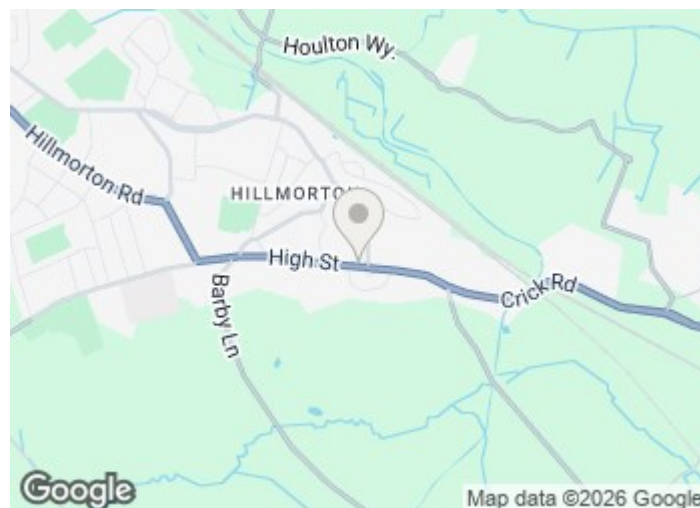
4'0" x 3'2" (1.23 x 0.98)

## Bedroom Three

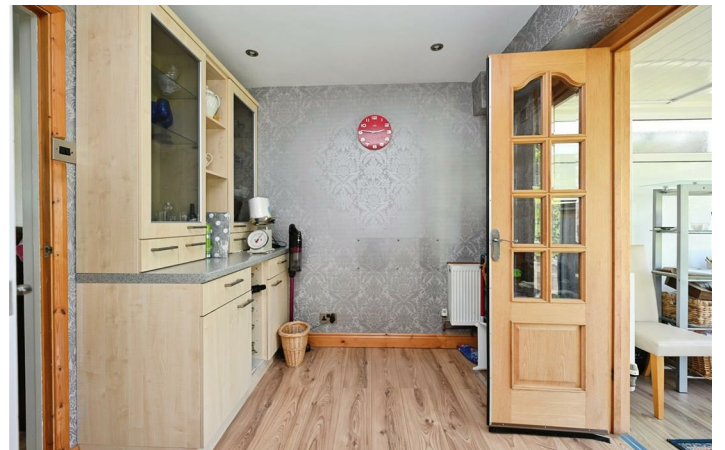
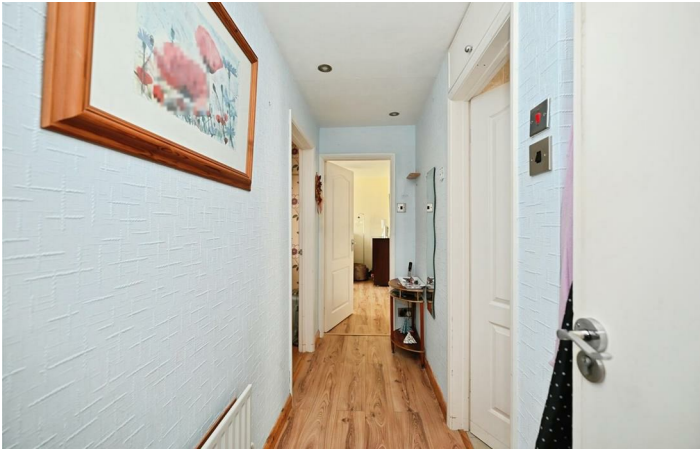
10'5" x 7'6" (3.19 x 2.29)

## Garage

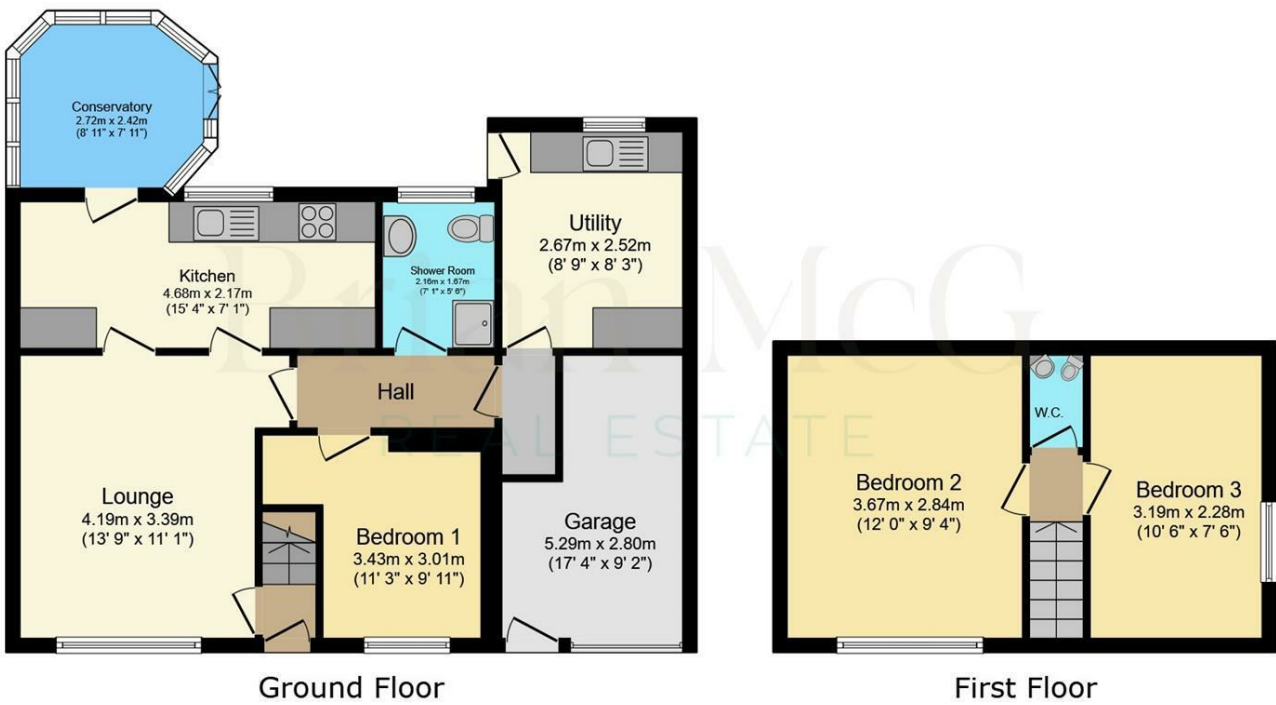
17'4" x 9'2" (5.29 x 2.80)



[Directions](#)



# Floor Plan



Total floor area: 102.1 sq.m. (1,099 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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