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The Kent, Hillmorton
Asking Price £220,000

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ESTATE AGENTS

The Kent, Hillmorton, Rugby

Complete Estate Agents are proud to introduce this delightful house nestled in the charming area of Hillmorton, Rugby. Dating from the late 1960s, this property offers a perfect blend of comfort and convenience. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned living areas are ideal for family gatherings or quiet evenings at home.

The house boasts three inviting bedrooms, each designed to create a peaceful retreat. Whether you are looking for a cosy space to unwind or a room for guests, these bedrooms cater to all your needs. The single bathroom is well-appointed, ensuring functionality for daily routines.

One of the standout features of this property is the generous parking space, accommodating up to three vehicles. This is a rare find in the area, providing ease and convenience for families or those with multiple cars.

The location in Hillmorton is particularly appealing, offering a friendly community atmosphere while being close to local amenities, schools, and parks. This makes it an excellent choice for families or anyone seeking a vibrant neighbourhood.

In summary, this house presents a wonderful opportunity for those looking to settle in a desirable area of Rugby. With its spacious reception rooms, comfortable bedrooms, and ample parking, it is a property that truly deserves your attention.

Integral Garage/Driveway

Off road parking for two cars, one space in the garage.

Porch 3'8" x 2'11" (1.14m x 0.9m)

Living Room 10'7" x 13'10" (3.24m x 4.23m)

Dining Room 10'7" x 9'4" (3.23m x 2.87m)

Kitchen 7'4" x 12'5" (2.26m x 3.80m)

Conservatory 13'10" x 8'0" (4.24m x 2.45m)

Bathroom 7'4" x 5'5" (2.26m x 1.66m)

Bedroom One 9'6" x 10'7" (2.92m x 3.24m)

Bedroom Two 10'7" x 10'7" (3.24m x 3.23m)



Rear Garden

Bedroom Three 7'5" x 11'0" (2.28m x 3.36m)

About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR





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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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