


**Constable Road, Hillmorton**

**Offers in the region of £350,000**

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# Constable Road, Hillmorton, Rugby

Constable Road Hillmorton, Rugby, this delightful three-bedroom detached bungalow offers a perfect blend of comfort and potential. The property boasts two spacious reception room, providing ample space for relaxation and entertaining guests. With three well appointed bedrooms, this home is ideal for small families or those seeking a peaceful retreat.

The bungalow features a modern shower room and is equipped with double glazing throughout, ensuring warmth and energy efficiency. One of the standout features of this property is the garage, providing convenient storage or parking options. Additionally, there is significant scope for extensions, subject to planning permission, allowing you to tailor the home to your specific needs and desires.

Situated in a desirable location, this bungalow is close to local amenities and offers easy access to the surrounding areas. Whether you are looking to settle down or invest in a property with great potential, this bungalow on Constable Road is a fantastic opportunity not to be missed. NO ONWARD CHAIN

## Entrance Hall / Study 9'6" x 9'6" (2.90 x 2.91)

Spacious entrance hall which has been used as a study. Window and door.

## Hall 15'1" x 6'1" (4.6 x 1.86)

Doors off to

## Lounge 16'1" x 11'10" (4.92 x 3.61)

Fireplace with stone surround. Window to front aspect. Radiator.

## Kitchen 12'7" x 9'9" (3.86 x 2.99)

An array of base cupboards and drawers with eye level units above. Sink unit. Gas cooker point. Cupboard housing gas central boiler serving domestic hot water and radiators throughout. Door to side. Window to rear.





## Shower Room 8'2" x 7'3" (2.51 x 2.21)
Low flush WC. Wash hand basin. Walk in shower with glazed screen and fitted shower. Tiled splash areas. Tiled floor. Window to rear.

## Bedroom One 12'7" x 11'10" (3.84 x 3.63)
Radiator. Window to front

## Bedroom Two 11'10" x 9'9" (3.63 x 2.99)
Radiator. Window to side

## Bedroom Three 11'10" x 7'10" (3.63 x 2.39)
Radiator. Window to side

## Garage
Detached garage with up and over door. Power and light connected.

## Gardens
Paved patio with well stocked borders. Timber summer house. Timber garden shed. There is land at the side of the property which is currently garden that offers potential to extend the property.

## 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

## Agents Note.
The property requires redecorating throughout. The size of plot offers an excellent opportunity to extend this property into a much larger home.

## Front Garden







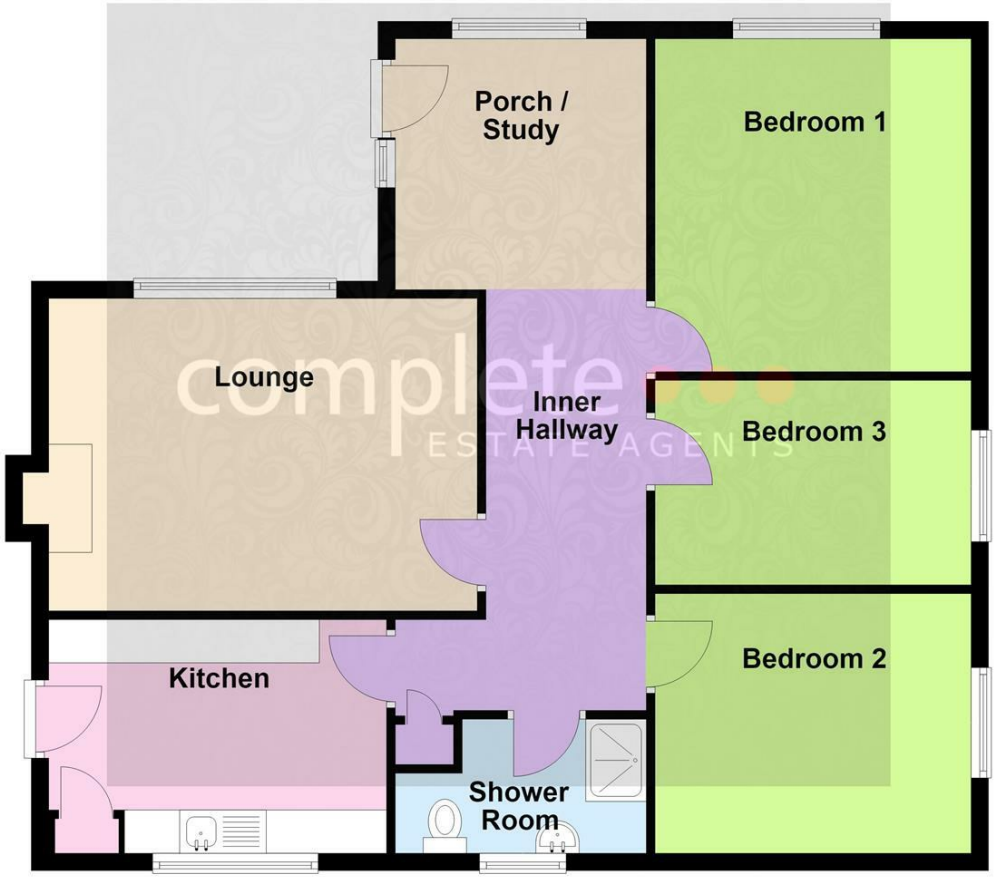
Block paved driveway with off road parking for 4/5 vehicles. Lawn with maturing tree.

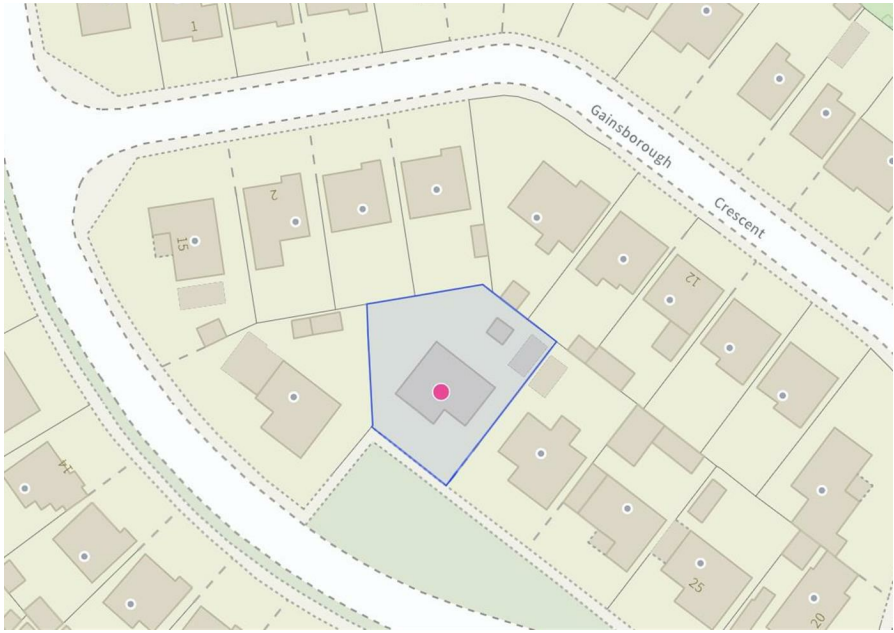


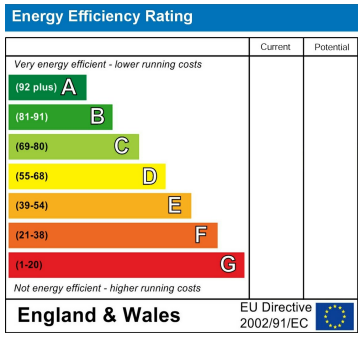


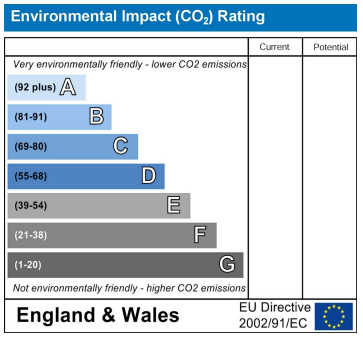


## Ground Floor

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