



Ellis Brooke



307 Hillmorton Road

, Rugby, CV22 5BS

Asking price £350,000



307 Hillmorton Road

, Rugby, CV22 5BS

Asking price £350,000



Summary

This lovely looking detached Victorian home, known as 'The Cottage', was built in 1859 and sits in a central Hillmorton location. It retains much of its original character with oak beams, feature windows and doors, while recent updates include a brand new kitchen that complements the traditional style of the property.

Inside, the accommodation includes an entrance porch, a lounge with exposed brick fireplace, a study/cloakroom and a well-proportioned kitchen diner that opens onto the garden. Upstairs there are three bedrooms and a family bathroom with both bath and separate shower. The property also has gas central heating, mostly double-glazed windows and insulated eaves storage.

Outside, there are gardens to the side and rear with mature planting, enclosed by hedgerows for privacy. A block-paved driveway to the front for two vehicles.

Location

Set on Hillmorton Road in the Paddox estate, this home is in one of Rugby's most popular areas. Families are well served with Paddox Primary and Ashlawn School in catchment, along with Lawrence Sheriff, Rugby School and other respected options nearby.

Hillmorton has a strong community feel with shops, cafes, pubs, salons and plenty of local services, while Rugby town centre is just a short drive with its growing mix of restaurants and bars.

Commuters will value Rugby station less than 3 miles away, with direct trains to London in under an hour. For downtime, the area offers countryside walks, canal paths at Hillmorton Locks and plenty of green space on the doorstep.

Porch

Enter via double glazed door. Then a wooden door into:

Living Room

19'9 x 13'3 (6.02m x 4.04m)

One bay fronted double glazed window and an additional double glazed window to the front elevation. Window seat and storage. Two decorative windows to the side elevation. Chimney with Hearth and fire inset. Wooden flooring. Radiator. Archway to Kitchen. Door into:

Inner Lobby

4'2 x 8'10 (1.27m x 2.69m)

Window to front and rear elevation. Radiator. Door into:

WC

Low flush wc. Sink.

Kitchen/Breakfast Room

19'4 x 9'1 (5.89m x 2.77m)

With a range of base and eye level units and work surfaces over. Built in oven Gas hob and extractor hood. Built in sink with drainage board and mixer tap. Tiled splashbacks. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Pantry cupboard housing Vaillant boiler. Stairs to first floor. Wood effect flooring. Original beams. uPVC door. Windows.

Tel: 01788 221242

Stairs & Landing

Window to the side elevation. Doors to further accommodation.

Bedroom One

10'1 x 10'1 (3.07m x 3.07m)

Two double glazed arch windows to the front elevation. Radiator.

Bedroom Two

8'11 x 9'10 (2.72m x 3.00m)

Window to the front elevation. Radiator.

Bedroom Three

6'5 x 8'11 (1.96m x 2.72m)

Window to the front elevation. Radiator.

Bathroom

10'2 x 9'2 (3.10m x 2.79m)

Single Bath. Wash hand basin with pedestal and mixer tap. Separate quadrant shower. Window. Tiled splashbacks. Radiator.

Garden

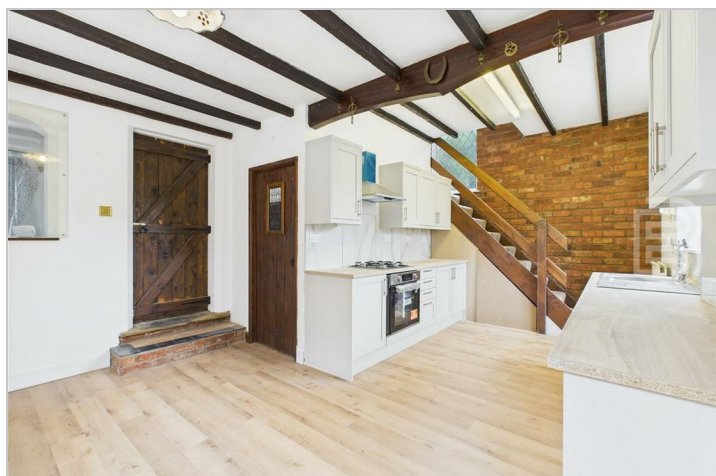
There are garden areas to the front, side and rear. Mainly laid to lawn with Herbaceous borders.

Parking

Parking for two cars side by side.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Road Map



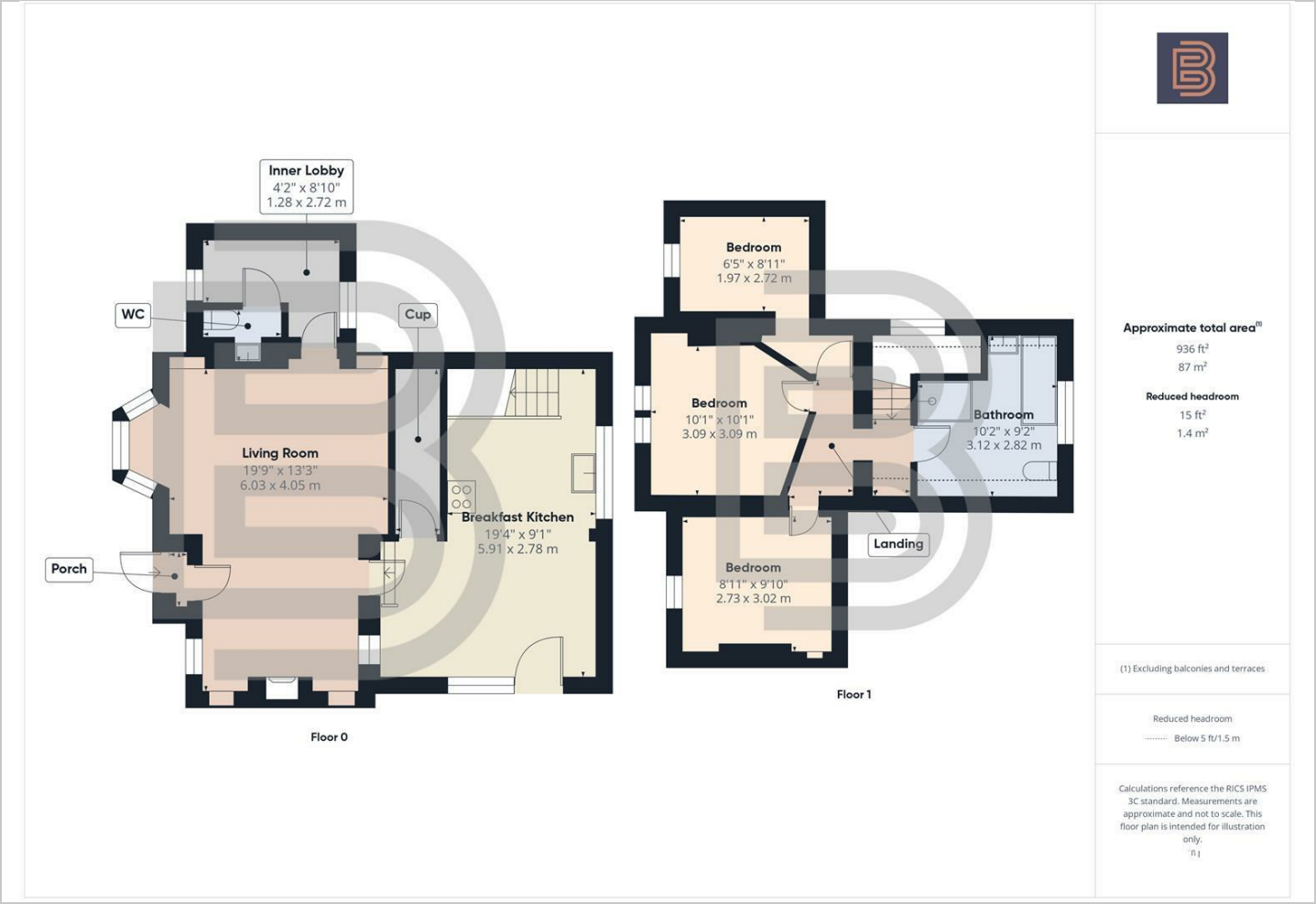
Hybrid Map



Terrain Map



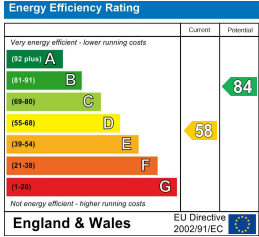
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



10 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk