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Hillary Road, Shakespeare Gardens
Offers Over £290,000

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ESTATE AGENTS

Hillary Road, Shakespeare Gardens, Rugby

Hillary Road, Rugby, this delightful semi-detached house, built in 1950's, presents an excellent opportunity for families and investors alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide a perfect setting for relaxation and entertaining, ensuring that family gatherings and social events can be enjoyed in style.

One of the standout features of this home is the large garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air during the warmer months. Additionally, there is a garage, providing convenient storage or parking options.

For those with an eye for potential, this property also offers development possibilities to extend, subject to planning permission. This flexibility allows you to tailor the home to your specific needs and preferences, making it a truly unique opportunity. With no onward chain, this property is ready for you to move in and make it your own without the hassle of waiting. Whether you are looking for a family home or a promising investment, this three-bedroom double bayed semi-detached house on Hillary Road is a must-see. Don't miss your chance to explore the potential this lovely property has to offer.

Entrance Hall

Lounge 11'6" x 11'3" (3.51 x 3.43)

Radiator. Double glazed bay window to front.

Dining Room 13'3" x 10'2" (4.05 x 3.10)

Radiator. Double glazed door to rear.

Kitchen 9'4" x 6'11" (2.87 x 2.11)

Base cupboards and drawers. Sink unit with taps above. Gas cooker point. Plumbing for an automatic washing machine. Double glazed window to side. Wall mounted gas central heating boiler serving domestic hot water and radiators throughout. Doors to

Cloakroom

Low flush WC.



Store Room

First Floor Landing

Doors to

Bedroom One 11'5" x 10'9" (3.50 x 3.30)

Radiator. Double glazed bay window to front.

Bedroom Two 13'1" x 11'4" (4.00 x 3.47)

Built in cupboard. Radiator. Double glazed window to rear.

Bedroom Three 8'2" x 7'5" (2.51 x 2.27)

Radiator. Double glazed window to front.

Bathroom

Low flush WC. Wash hand basin. Panelled bath with electric shower over. Tiled splash areas. Radiator. Window to rear.

Rear Garden

Good size rear garden with paved patio off the dining room. Majority of the rear garden is laid to lawn with mature hedging. Two further paved patios to the rear of the garden.

Garage

Up and over door.

Front Drive and Garden

Block paved driveway. Gravel borders. Dwarf wall with ornate iron gates. Pedestrian access to rear garden.

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

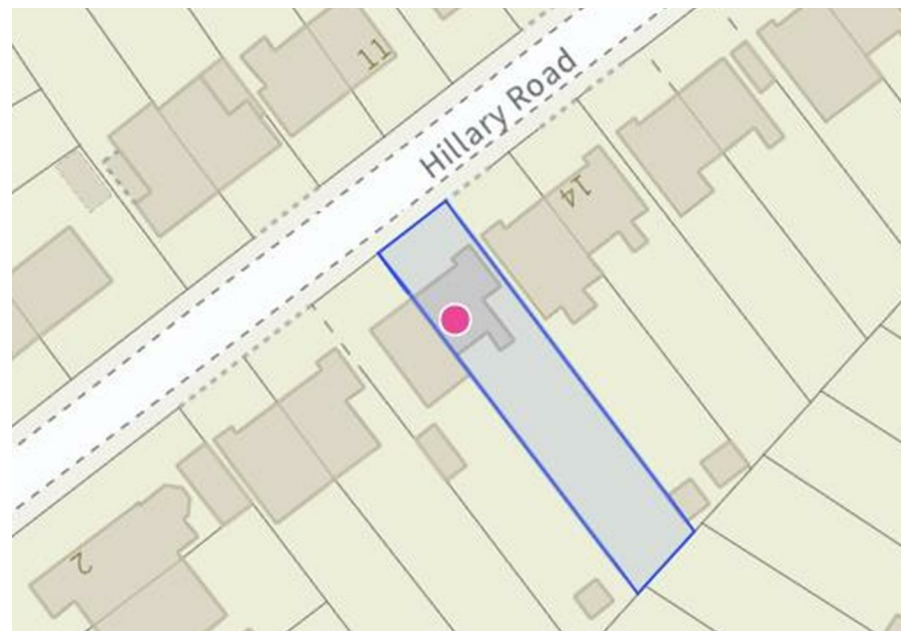


Similar properties in the area have had extensive extensions to side and rear (STPP)



Total floor area: 100.7 sq.m. (1,084 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		72	
(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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