



Scan me to get a **detailed property report & valuation** on your house!



Browning Road, Hillmorton
Offers Over £315,000

complete ●●●
ESTATE AGENTS

Browning Road, Hillmorton, Rugby

Complete Estate Agents are proud to present this delightful three-bedroom dormer semi-detached bungalow on Browning Road in the charming area of Hillmorton, Rugby. On entry, you'll find a spacious reception room that serves as the heart of the home, providing an excellent space for relaxation and entertaining, refitted kitchen and tastefully finished throughout. The bungalow was formerly a two bedroom with the current owners adding the third bedroom in the loft space to provide a bright and airy room. A standout feature is the generous parking provision, accommodating four / five vehicles – a rare and valuable asset in this popular location. Situated in a friendly community in Hillmorton, the property is close to local amenities, schools and parks, offering a tranquil lifestyle without compromising on accessibility to essential services and transport links.

This charming bungalow on Browning Road presents a wonderful opportunity for those seeking a comfortable and spacious home in a desirable location. With its practical layout, ample parking and welcoming neighbourhood, it is sure to attract strong interest. Early viewing is highly recommended.

Porch

Entered via double glazed door.

Entrance Hall

Doors to kitchen, shower room, lounge/dining room, bedroom one, bedroom two and stairs to the first floor.

Shower Room

Walk-in shower enclosure with glazed screen, wall-mounted shower and contemporary tiled surround with contrasting feature tiling. Heated towel rail, low flush WC and wash hand basin with mixer tap, set within a wall-mounted vanity unit with drawer storage.

Lounge / Dining Room 20'7" x 12'10" (6.28 x 3.93)

uPVC double glazed French doors leading to rear.



Kitchen 9'4" x 8'10" (2.86 x 2.71)

Recently fitted kitchen in a pale grey with an abundance of base cupboards and drawers. Built in fan assisted oven with hob and extractor above. Built in dishwasher. Built in fridge / freezer. Contemporary tiled splash areas. One and a half bowl single drainer Sink unit with mixer tap over. Curved corner units. Cupboard housing gas central heating boiler which serves domestic hot water and radiators throughout. Window to side. Door to rear.

Bedroom Three 11'11" x 10'11" (3.64 x 3.34)

uPVC double glazed window to front.

Bedroom Two 11'11" x 10'11" (3.640 x 3.33)

uPVC double glazed window to front. Radiator. Under stair storage cupboard.

Bedroom One

Two uPVC double glazed Velux window to both front and the rear. Eaves Storage.

Driveway

4/5 off road car parking spaces. Block paviour driveway. Gravel border with additional parking.

Rear Garden

Large paved patio area with shaped lawn and gravel border. Additional paved patio to the rear of the garden with timber shed and greenhouse. Outside water point. Outside electric socket. Fully enclosed by timber fencing.

Garage 18'4" x 11'1" (5.60 x 3.38)

Entered via electric up and over door. Window and door to side. Separate store room ideal for freezer / Tumble dryer.

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.



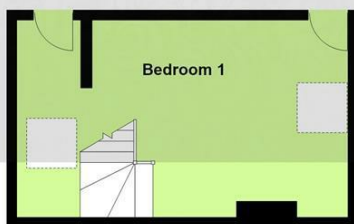
The current owners have completely updated the property throughout and added the additional room in the roof. The finish throughout is of the highest standard.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	69	
(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.

18 Church Street, Rugby, Warwickshire, CV21 3PU
T: 01788 550 800
sales@complete247.co.uk
www.complete247.co.uk

complete **ESTATE AGENTS**