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Hillary Road, Shakespeare Gardens

Offers Over £290,000

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Hillary Road, Shakespeare Gardens, Rugby

Complete Estate Agents are proud to introduce this delightful three-bedroom, double-bayed semi-detached house on Hillary Road, Rugby. Built in the 1950s, the property presents an excellent opportunity for families and investors alike, combining generous living space with potential for further development.

The accommodation comprises three well-proportioned bedrooms and two inviting reception rooms, offering ample space for everyday family life, relaxation and entertaining.

A standout feature is the large garden, providing plenty of room for children to play, gardening enthusiasts to enjoy, or simply relaxing outdoors during the warmer months. A garage offers additional storage or parking options.

The property also offers potential to extend, subject to the necessary planning permissions, allowing buyers to adapt the accommodation to suit their needs.

Offered with no onward chain, this home presents a wonderful opportunity for those seeking a family property to make their own or a promising investment. Arrange a viewing to discover the space and potential this Hillary Road home 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 readiators throuighout.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.







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

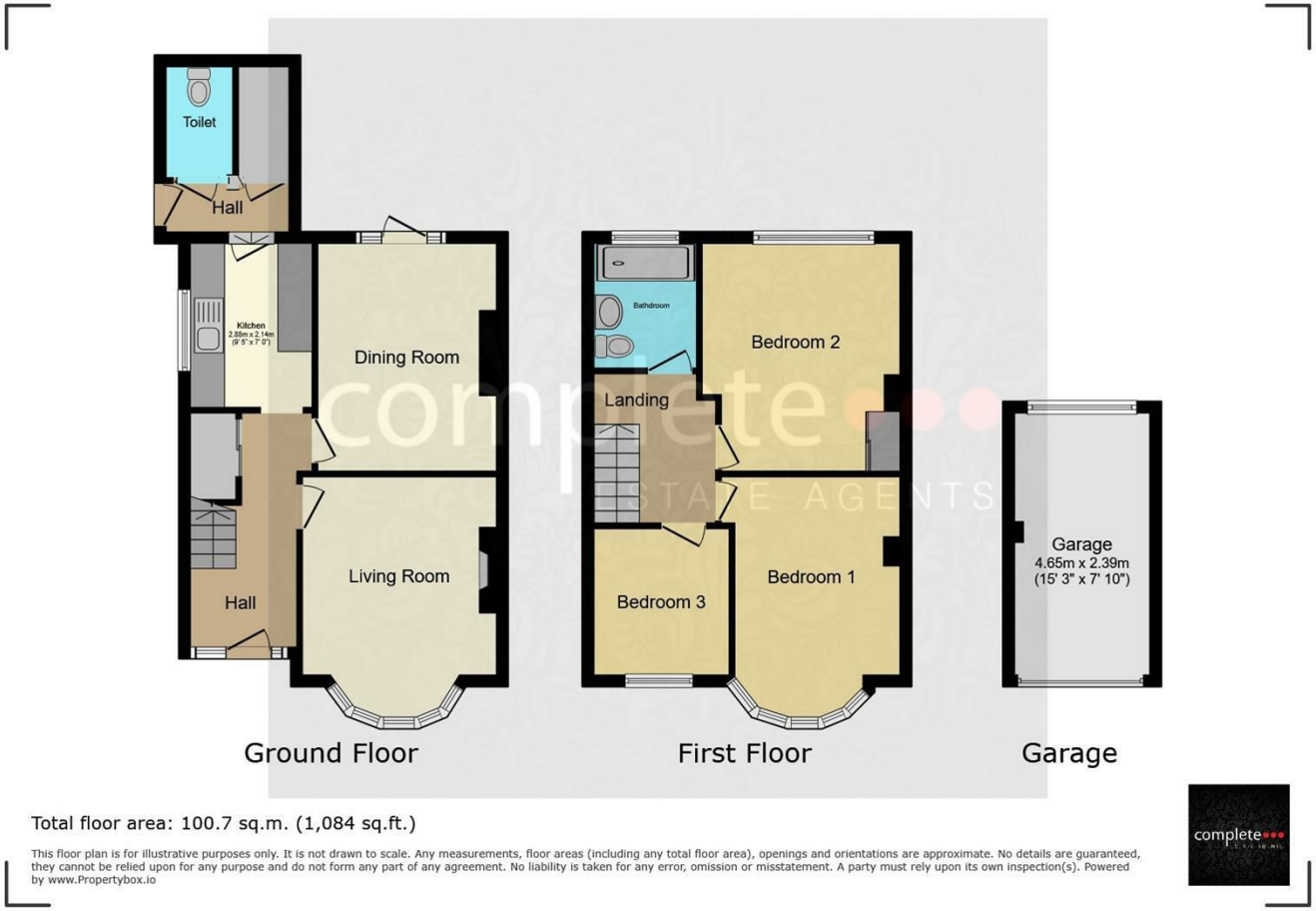
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Agents Note



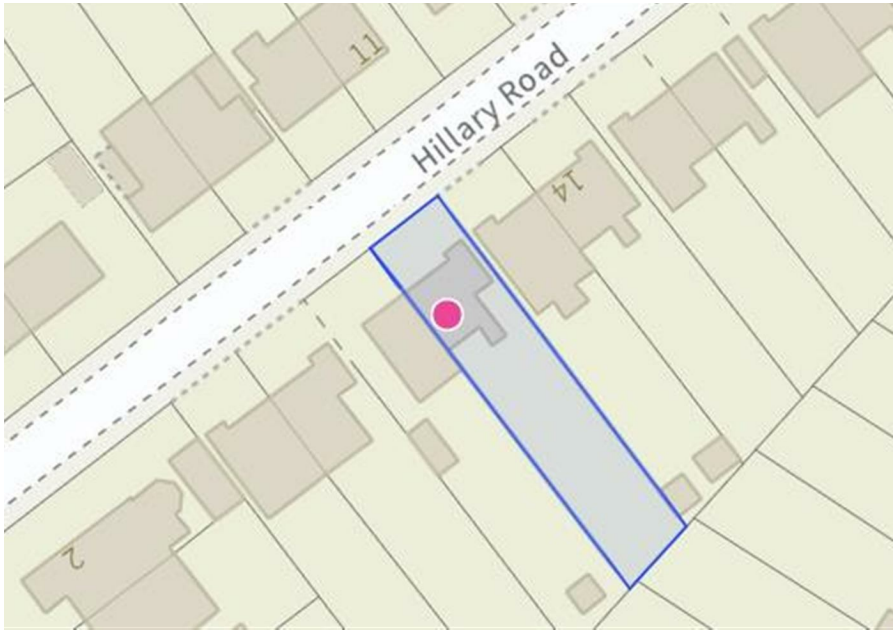


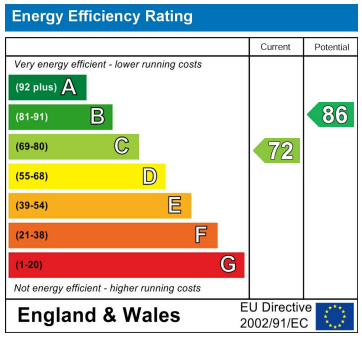


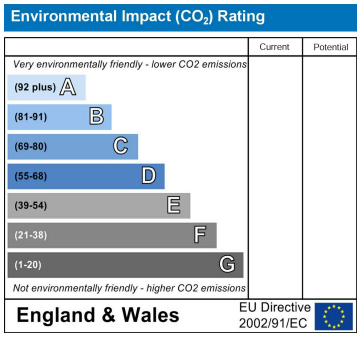


Total floor area: 100.7 sq.m. (1,084 sq.ft.)

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







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

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