49 Hillmorton Road, Rugby, Warwickshire, CV22 5AB
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Guide Price: £650,000

An attractive and spacious six bedroom double fronted period property set over three floors with sash windows and many original features. Located on a corner plot with off road parking for several vehicles, this imposing property is ideally located within walking distance of Rugby train station and Rugby town centre.

Features
- Original features
- Kitchen/breakfast room
- Large utility room
- Two separate reception rooms
- Bay windows to all front aspect rooms
- Sash windows with some secondary glazing
- Stripped pine doors throughout
- Six bedrooms
- Two bathrooms
- Two chamber cellar
- Off-road parking for several vehicles
- Enclosed rear garden
- Located close to the town
Location
The property is located on the sought-after Hillmorton Road, within walking distance of the town centre which offers a good selection of independent and high street shops as well as a wide range of bars, restaurants, and coffee shops. Further shopping is available at two out of town retail parks at Junction One and Elliot’s Field. The town also offers many leisure facilities including Whitehall recreational park and The Queen’s Diamond Jubilee Centre, both within walking distance, with cinemas and other sporting facilities further afield. There is a good selection of state funded and independent primary and secondary schooling, including grammar schools, academies, Warwickshire College, and the world renowned Rugby School. The property is also well positioned for the commuter with easy access to major road networks and Rugby railway station offering a frequent rail service with Virgin Trains to London Euston which takes just under 50 minutes.

Outside
To the front of the property a driveway provides parking for several vehicles and mature borders are planted with a variety of shrubs and trees. A side gate, accessed via Temple Street, leads to the rear garden which has established trees and shrubs and is mainly laid to lawn. There is a large patio area with veranda over, edged with a low level wall with trellis to one side which provides an ideal area for al fresco dining.

Ground Floor
Steps lead up to a covered porch and the front door which is inset with stained glass and opens into the spacious hallway which has Minton flooring, stairs rising to the first floor and doors to the ground floor accommodation. The sitting room has a sash bay window to the front and an open fireplace with log burner. The kitchen/breakfast room has travertine flooring, a range of solid oak kitchen cabinets with black granite worktops over and an AGA set into the chimney breast. A central island provides further storage and a breakfast bar. A door from the kitchen leads to a utility room which has further cupboards, space and plumbing for a washing machine, and a Belfast sink. The utility room also provides access to a ground floor cloakroom and to the rear garden. An inner hall is also accessed from the kitchen and has doors to the main hall, the dining room, a cellar with two chambers, and the rear garden. The dining room has wooden flooring, sash windows and original cupboards either side of the chimney breast which is currently not in use.

First Floor
Stairs rise to a half landing which has steps up to one of the bedrooms. The main landing on the first floor has stripped floor boards and a sash window to the front floods the area with lots of natural light. Stairs rise to the second floor and doors provide access to three double bedrooms and the family bathroom.

Second Floor
A velux window provides lots of natural light to the landing where there is access to two double bedrooms both with under eaves storage and a shower room which has travertine flooring and wall tiles, a shower enclosure, WC, wash hand basin and heated towel rail.

The master bedroom has fitted louvre wardrobes to one wall while bedroom two has sliding mirrored wardrobes and bedroom three has an original cupboard. There is a spacious family bathroom which is has a ceramic tiled floor, part tiled walls, free standing claw foot bath, Victorian style wash hand basin, double shower enclosure, WC and heated towel rail.
Viewing
Strictly by prior appointment via the selling agents. Contact 01788 564666.

Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority
Rugby Borough Council. Tel: 01788 533533. Council Tax Band – F.