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Norton Leys, Hillside
Guide Price £235,000

complete 
ESTATE AGENTS

Norton Leys, Hillside, Rugby

Nestled in the charming Norton Leys, Rugby area, this delightful mid-terrace house presents an excellent opportunity for families and first-time buyers. The property boasts three bedrooms, providing ample space for relaxation. The inviting reception room is a perfect gathering space for family and friends, ensuring a warm and welcoming atmosphere.

The fully fitted kitchen is a highlight of the home, designed to meet all your culinary needs with ease and efficiency. It offers a practical layout that is both functional and stylish, making meal preparation a pleasure. The bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this property is the open green space to the front, which not only enhances the aesthetic appeal but also provides a lovely area for outdoor activities or simply enjoying the fresh air. Additionally, the property includes a garage and a designated parking space, ensuring parking is never a concern.

With no onward chain, this home is ready for you to move in and make it your own without delay. Norton Leys is a sought-after location, offering a friendly community atmosphere while being conveniently close to local amenities and transport links. This property is a wonderful opportunity to secure a comfortable and inviting home in a desirable area. Don't miss out on the chance to view this lovely residence.

Entrance Porch

Entered via double glazed door.

Lounge 14'8" x 14'0" (4.48 x 4.27)

Laminate wood effect flooring. Designer column radiators. Oak and glazed staircas. Patio doors to rear garden.

Kitchen / Dining Room 14'8" x 9'4" (4.48 x 2.87)

A beautifully fitted kitchen with an array of modern base cupboards and drawers. Corian work surfaces with inset sink and gas hob with extractor above. Eye level units. Built-in AEG electric fan-assisted oven with microwave above. Built-in fridge/freezer. Tall larder unit. Radiator. Window to front. Double-glazed door to rear.



First Floor Landing

Access to loft. Doors to.

Bedroom One 10'8" x 8'2" (3.27 x 2.50)

Radiator. Fitted wardrobes. Box bay window to front.

Bedroom Two 9'7" x 8'2" (2.94 x 2.51)

Radiator. Window to front.

Bedroom Three 7'8" x 6'5" (2.36 x 1.96)

Sliding door. Radiator. Window to rear.

Bathroom

A modern fitted suite with a paneled bath and shower over a glazed screen. Low flush WC. Wash hand basin. Heated towel rail. Fully tiled walls. Window to rear.

Rear Garden

Paved patio with the majority of the rear garden being laid to lawn. Well-stocked borders. Paved path to

Garage

Single brick garage with steel up and over door. Further parking space to the rear.

Front Garden

Laid to lawn.

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.

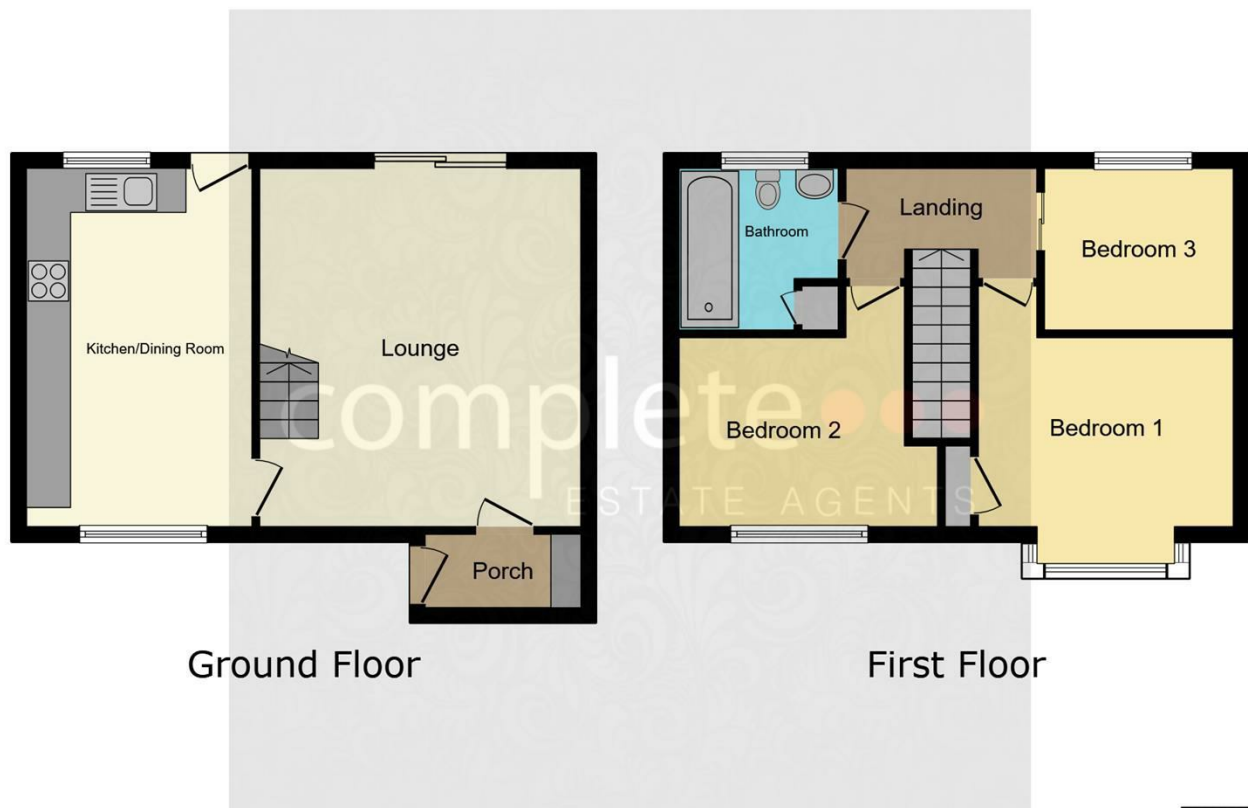
Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR

Agents Note



The current owner has owned the property for over 40 years and maintained it to a high standard.



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



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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