



Ellis Brooke



65 Constable Road

Hillmorton, Rugby, CV21 4DA

Asking price **£300,000**



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## Entrance Hall

Enter via uPVC door. Radiator. Stairs to first floor. Telephone point. Door into:

## Kitchen/Breakfast Room

22'1 x 9'1 (6.73m x 2.77m)

With a range of base level units. Built in cupboard housing Worcester combi boiler. Built in sink with drainage board and mixer tap. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Space for cooker. uPVC window to the rear elevation. uPVC French doors to side elevation. Tiled floor. Tiled splashbacks. Double panel radiator. uPVC obscure door to the side. Understairs cupboard.

## Lounge/Diner

25'2 x 12'4 (7.67m x 3.76m)

uPVC double glazed window and additional secondary glazing to front elevation. Double panel radiator. TV point, Single panel radiator. uPVC French doors to the rear garden. There is a Baxi open fireplace with mantel and surround.

## Stairs & Landing

uPVC double glazed window and secondary glazing to the side elevation. Loft access. Storage cupboard.

## Bathroom

8'7 x 5'5 (2.62m x 1.65m)

Single panel bath. uPVC double glazed obscure window to the rear elevation. Towel rail. Tiled walls. Door into Toilet and wash hand basin area with another uPVC obscure window,

## Bedroom One

13'3 x 11'0 (4.04m x 3.35m)

uPVC double glazed window with secondary glazing to the front elevation. Radiator. TV point.

## Bedroom Two

11'9 x 10'1 (3.58m x 3.07m)

uPVC double glazed window and secondary glazing to the rear elevation. Radiator. TV point.

## Bedroom Three

8'0 x 9'2 (2.44m x 2.79m)

uPVC double glazed window and secondary glazing to the front elevation. Double panel radiator. Cupboard over stairs

## Single Detached Garage

Light and power.

## Rear Garden

Mainly laid to lawn with fencing to boundaries. Patio area. Outside tap and outside courtesy lighting.

## Front Garden & Parking

Lawned area and parking for several vehicles.



Road Map



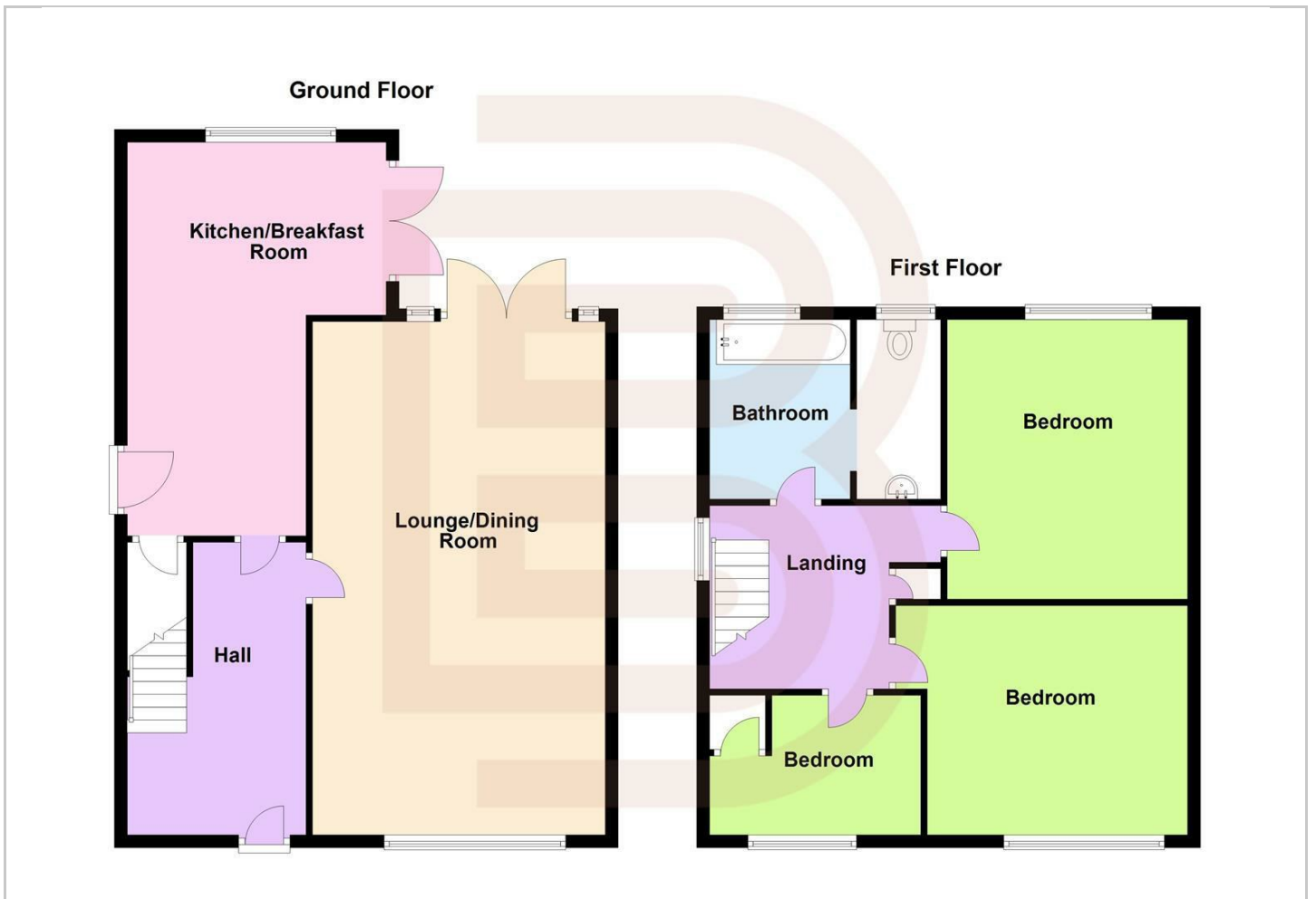
Hybrid Map



Terrain Map



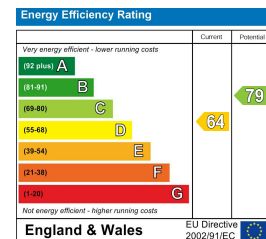
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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