



Ellis Brooke



86 Coton Road

Hillmorton, Rugby, CV21 4LN

**Guide price £240,000**





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## Entrance

Composite part glazed front door. Stairs to first floor. Dado rail. Door to Lounge.

## Lounge

12' x 12'4" (3.66m x 3.76m)

Double glazed bay window to the front aspect. Radiator. Exposed wood flooring. Archway into Dining Room. Open fire with surround. Dado rail. Coving.

## Dining Room

10'4" x 8'3" (3.15m x 2.51m)

Double glazed window to the rear aspect. Door into Kitchen. Radiator. Exposed wood flooring. Coving. Dado rail.

## Kitchen

10'4" x 8'2" (3.15m x 2.49m)

Double glazed door and window to the rear aspect. Radiator. Under-stairs cupboard. Several base level units with work surfaces over. Tiling to splashbacks. Sink/drain. Space and plumbing for washing machine. Space for fridge or freezer. Space for cooker. Dado rail. Coving.

## Landing

Doors off to all 3 bedrooms. Door to Bathroom. Airing Cupboard. Double glazed window to the side aspect. Loft access hatch.

## Bedroom One

12'7" x 10'4" (3.84m x 3.15m)

Double glazed window to the rear aspect. Radiator. Exposed wood floor. Coving.

## Bedroom Two

12' x 8'9" min (3.66m x 2.67m min)

Double glazed window to the front aspect. Radiator. Small corner cupboard. Coving.

## Bedroom Three

9'1" x 6'4" min (2.77m x 1.93m min)

Double glazed window to the front aspect. Radiator. Over-stairs cupboard. Dado rail.

## Bathroom

Double glazed window to the rear aspect. Panelled bath with shower over. Low flush WC. Pedestal wash hand basin.

## Front Garden

Mainly laid to lawn. Enclosed with low level brick wall to one side with metal gate. Steps to front door.

## Side Garden

Provides some paved off road parking but mostly laid to lawn with pathway and gate into rear garden. Small trees and plants.

## Rear Garden

Enclosed to all sides by timber fencing. Brick built outhouse with two chambers. Side gate. Initial patio with retaining wall and steps up to hard-standing area. Majority of the garden is laid to lawn with borders. Path to the end of the garden.



Road Map



Hybrid Map



Terrain Map



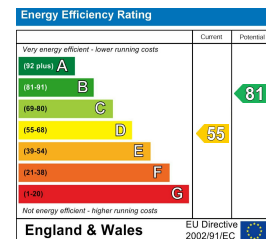
Floor Plan



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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