



Ellis Brooke



3 George Street

New Bilton, Rugby, CV21 2BJ

Guide price £245,000



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Entrance Hall

Accessed under a covered storm porch and through a composite front door. The entrance hall benefits from a stunning marble floor throughout, stairs that rise to the first floor and doors that give access through to.

Living Room

10'4" x 14'5" (3.16m x 4.41m)

The living room benefits from a bay window to the front elevation that floods the room with natural light. The focal point of the room is the feature fireplace with a cast iron fire and tiled hearth with gas fire set within. The room further benefits from a cast iron radiator.

Dining Room

10'5" x 15'1" (3.19m x 4.6m)

A well proportioned room that benefits from double opening doors to the rear elevation that give access to the garden. The room further benefits from giving access to a useful stairs storage cupboard, which provides ample space for cloaks and shoe storage. The room further benefits from a cast iron radiator. To the rear elevation of the room there is a door which gives access through to.

Kitchen

7'11" x 14'2" (2.43m x 4.34m)

The kitchen itself comprises a range of base and eye level units with a complementary worktop over. Within the kitchen there is space for an oven with gas hob, tall fridge freezer, slimline dishwasher, washing machine and vented tumble dryer. To the side elevation there are two windows that provide natural light and to the rear elevation there is a door giving access through to.

Rear Lobby

The rear lobby has a door to the rear elevation that gives access to the garden and to the side elevation door giving access through to.

W/C

4'9" x 5'8" (1.45m x 1.74m)

With a low-level flush WC and wash hand basin. To the rear elevation there is a frosted window.

1st Floor Landing

The first floor landing provides ladder access to a boarded loft via a loft hatch and in addition gives access to a good sized storage cupboard. Further to this there are doors that give access to all first floor accommodation.

Bedroom 1

13'6" x 11'9" (4.14m x 3.59m)

A very generously sized double bedroom that benefits from a bay window to the front elevation that floods the room with natural light.

Bedroom 2

7'10" x 10'7" (2.39m x 3.24m)

A double bedroom that benefits from a window to the rear elevation, providing a view over the garden.

Bedroom 3

7'8" x 9'6" (2.36m x 2.92m)

A well proportioned single bedroom that benefits from a window to the rear elevation, providing a view over the garden.

Bathroom

7'7" x 5'1" (2.32m x 1.57m)

With a suite that comprises a low-level flush WC,

wash hand basin and paneled bath with shower over. Within the bathroom the walls are fully tiled, to the side elevation there is a frosted window and there is a wall mounted heated towel rail.

Rear Garden

To the rear of the home there is a private garden enclosed by a combination of the original Victorian brick wall and fencing. To the immediate rear of the property there is a patio area which provides ample space for outdoor seating and alfresco dining. From here a paved pathway runs the length of the garden to a further patio area to the rear where there is a garden shed. The remaining area of the garden has been laid to lawn. To the side elevation there is gated access to a service lane.

Front

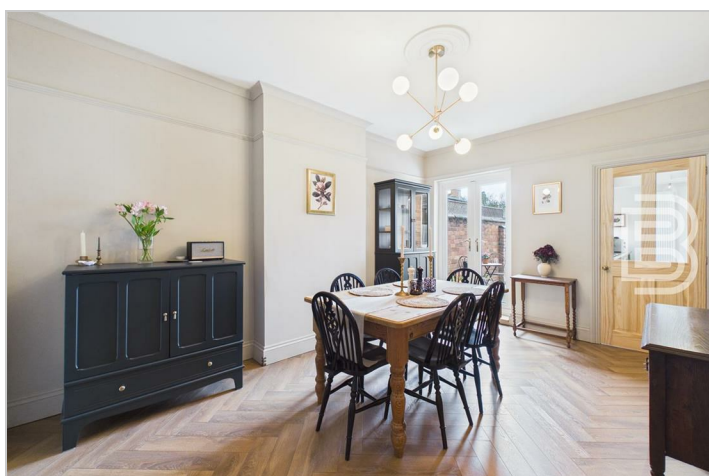
To the front of the property there is a small front yard with low-level wall boundary from the public highway. There is a paved pathway which gives access to the front door.

Parking

On street parking is available on a first come first served basis.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Road Map



Hybrid Map



Terrain Map



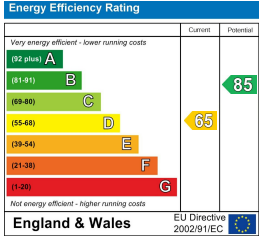
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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