



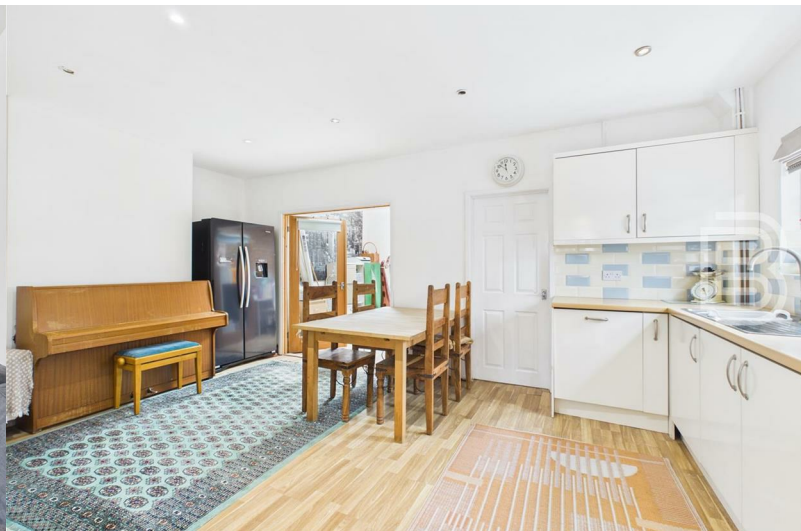
Ellis Brooke



221 Bilton Road

, Rugby, CV22 7DY

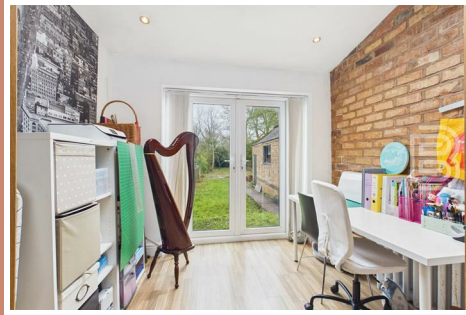
**Guide price £300,000**



# 221 Bilton Road

, Rugby, CV22 7DY

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## Hallway

Original front door with stained glass inserts. Original Minton tiled flooring. Stairs to first floor. Under-stairs cupboard. Doors to Living Room and Kitchen. Cast iron radiator.

## Living Room

Double glazed bay window to the front aspect. Cast iron radiator. Gas fire with mantel and surround.

## Kitchen/Diner

Double glazed window to the side aspect. Double doors into Family Room. Door to Utility room. Stainless steel sink/drainer with mixer tap. Cast iron radiator. Inset spotlights. Range of base and eye level units with work surface over plus tiling to splashbacks. Space for cooker with extractor over. Integrated dishwasher.

## Family Room

Double glazed French Doors to the rear garden. Wood effect flooring. Roof window. Exposed brick feature wall. Cast iron radiator.

## Utility

Double glazed window to the side aspect. Space and plumbing for washing machine and dryer. Door to Shower Room. Wood effect flooring. Wall mounted Worcester combination boiler.

## Shower Room

Double glazed window to the rear aspect. Heated towel rail. Enclosed shower cubicle. WC

and wash hand basin set into vanity unit. Extractor. Inset spotlights.

## Landing

Double glazed window to the side aspect. Doors off to all three bedrooms plus bathroom. Inset spotlights.

## Bedroom One

Double glazed bay window to the front aspect. Cast iron radiator.

## Bedroom Two

Double glazed window to the rear aspect. Cast iron radiator. Wood panelling to part.

## Bedroom Three

Double glazed window to the front aspect. Cast iron radiator.

## Bathroom

Double glazed windows to two sides. Panelled bath with jet function. Low flush WC. Pedestal wash hand basin. Cast iron radiator. Inset spotlights. Loft access hatch. Half height wood panelling.

## Frontage

Paved parking with wooden gates alongside the house. Shrub borders. Potential to create further 'side by side' parking.

## Garage

Accessed alongside the property. Side access is not wide enough to accommodate a modern car.

Garage is more suitable for storage or perhaps motorcycles.

#### Garden

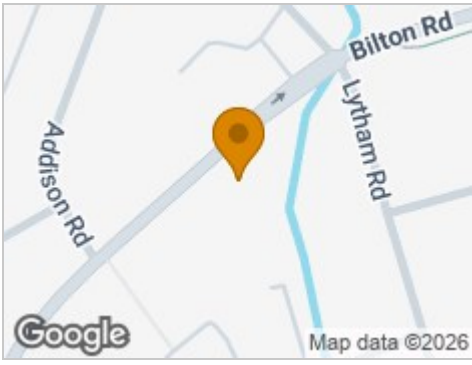
Partially enclosed by timber fencing and hedges. Mainly laid to lawn with some border areas. Partial pathway.

#### 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.



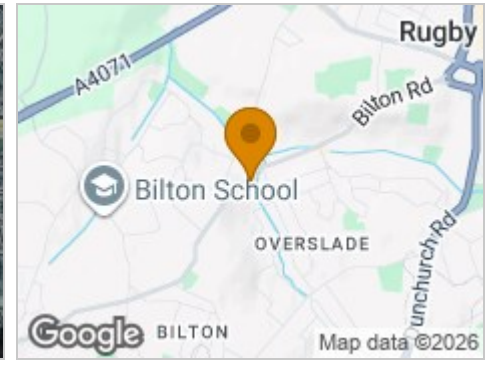
Road Map



Hybrid Map



Terrain Map



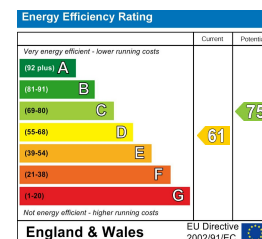
Floor Plan



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



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