



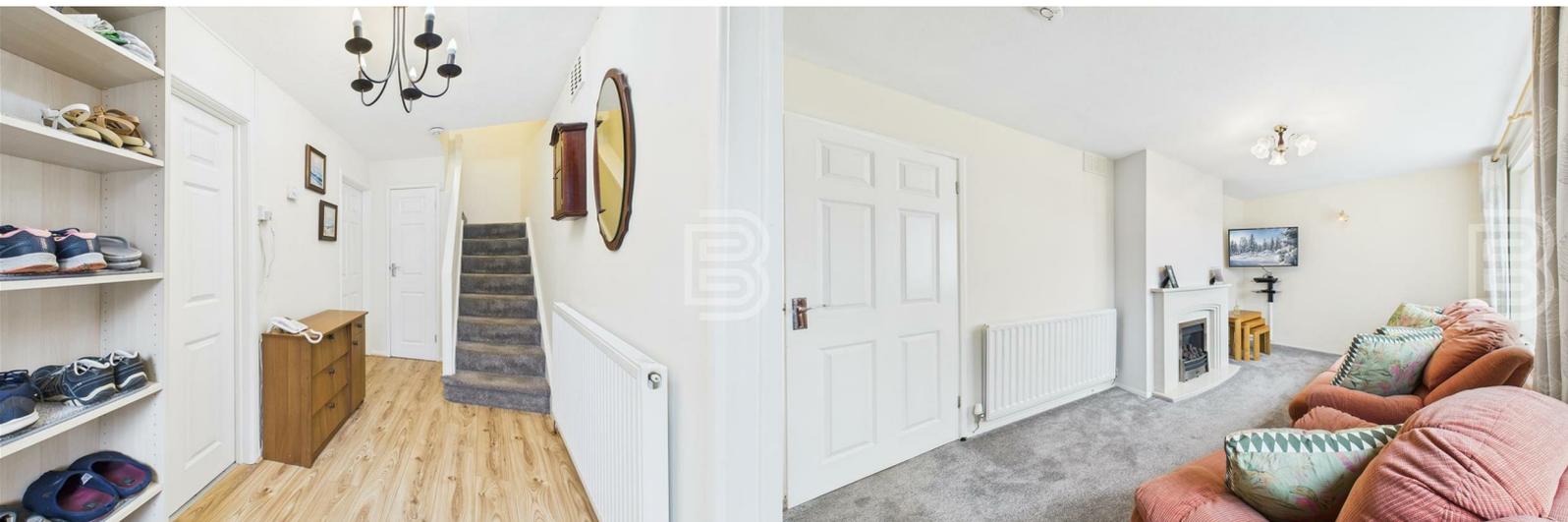
# Ellis Brooke



## 50 Collingwood Avenue

Bilton, Rugby, CV22 7EX

**Guide price £273,500**



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## Summary

### Location

Bilton is about 1.5 miles from Rugby town centre and the railway station, which offers regular services to London Euston in around 50 minutes. Local amenities include shops, a chemist, butcher, dental surgery, several churches and well-regarded schools for all ages.

### Entrance Hall

Enter via uPVC door with obscure decorative glass. Laminate flooring. Radiator. Door to understairs storage cupboard. Stairs to first floor.

### Kitchen/Dining Room

17'3 x 8'3 (5.26m x 2.51m)

With a range of base and eye level units and roll top worksurfaces. Built in sink with drainage board and mixer tap. Built in oven, hob and extractor hood. Space and plumbing for washing machine. Space for fridge/freezer. Two windows. Radiator.

### Lounge

17'4 x 9'10 (5.28m x 3.00m)

uPVC window and door to the rear. Coal effect gas fire. TV point. Radiator.

### Stairs & Landing

Cupboard housing Valliant boiler. Loft hatch.

### Bedroom One

17'4 x 9'11 (5.28m x 3.02m)

Two uPVC windows. Radiator. Fitted wardrobe with sliding mirrored doors.

### Bedroom Two

8'2 x 8'9 (2.49m x 2.67m)

uPVC window. Radiator.

### Bedroom Three

8'4 x 8'4 (2.54m x 2.54m)

uPVC window. Radiator.

### Bathroom

6'3 x 5'8 (1.91m x 1.73m)

Panelled bath with mains (boiler fed) shower over. Wash hand basin. Low flush wc. uPVC obscure window.

### Rear Garden

Laid to lawn with raised gravelled area and patio. Access to rear parking and garage. Fencing.

### Garage & Parking

Parking for two vehicles side by side. Garage with up and over door.

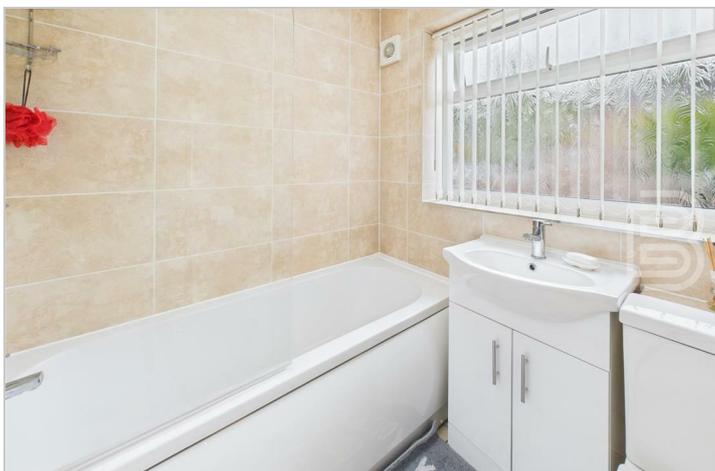
### Front Garden

Retained by a dwarf wall. Laid to lawn. Wrought iron gate to side. pathway to front door.

### 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.



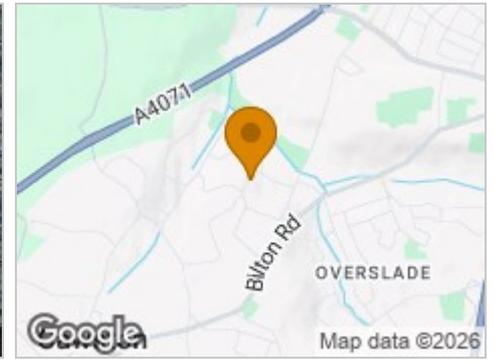
## Road Map



## Hybrid Map



## Terrain Map



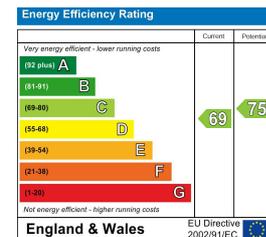
## Floor Plan



## 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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