Ellis Brooke

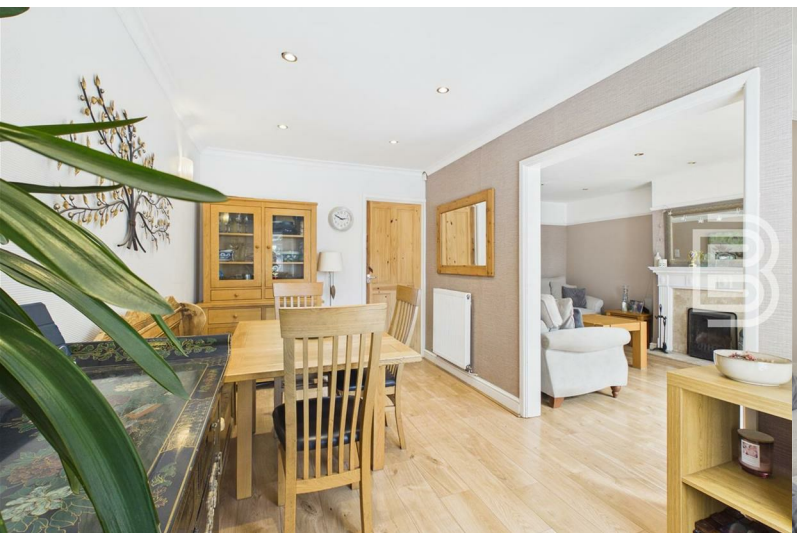


26 Alwyn Road

Bilton, Rugby, CV22 7QX

Guide price £475,000

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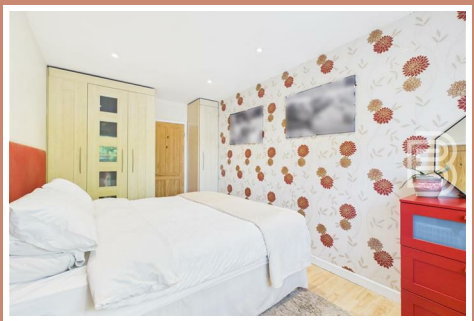


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Hallway
Double glazed front door. Wood effect flooring, Radiator. Stairs to first floor. Doors off to Guest WC, Utility Room and Lounge. Coving.

Guest WC
Double glazed window to the front aspect. Pedestal wash hand basin. Low flush WC. Wood effect flooring. Half height panelling.

Lounge
Double glazed sliding patio doors to the Conservatory. Opens through to Dining Room. Wood effect flooring. Open fire with surround. Radiator. Inset spotlights. Picture rail.

Dining Room
Wood effect flooring. Door to Utility. Opens through to Inner Lobby. Radiator. Coving. Inset spotlights.

Conservatory
Traditional dwarf wall and uPVC construction with a radiator and double doors out onto the decking and garden. Wood effect flooring.

Inner Lobby
Wood effect flooring. Small work space ideal for an appliance such as a microwave. Opens into kitchen. Double glazed window. Radiator.

Kitchen
Vaulted ceiling. Inset spotlights. Double glazed window and French Doors out to the decking and garden. Full range of base and eye level units with wooden work surfaces over. Tiling to splashbacks. Two roof windows. Space for a Range style cooker with extractor. Space for a fridge/freezer. Stainless steel sink drainer. Ceramic tiled flooring. Radiator.

Utility
Double glazed door into storage room (former garage). Tiled flooring. Small understairs cupboard. Several cupboards plus work surfaces. Space and plumbing for two appliances. Door into dining room. Stainless steel sink with mixer tap. Wall mounted Glow Worm combination boiler.

Landing
Double glazed window to the front aspect. Doors off to Three bedrooms, bathroom and office. Radiator. Inset spotlights. Coving.

Bedroom One
Double glazed window to the front aspect. Radiator. Wood effect flooring. Door to En-Suite. Fitted wardrobes. Inset spotlights.

En-Suite
Double glazed window to the rear aspect. Substantial range of vanity units and storage. Low flush WC, Enclosed shower cubicle. Wash hand basin set into vanity units. Heated towel rail. Inset spotlights. Extractor.

Bedroom Two
Double glazed window to the rear aspect, Radiator. Picture rail.

Bedroom Three
Double glazed window to the front aspect. Radiator. Dado rail.

Bathroom
Panelled bath with shower attachment over. Tiling to walls. Low flush WC, Pedestal wash hand basin. Heated towel rail. Extractor.

Office
Double glazed window to the rear aspect. Radiator. Stairs to top floor. Inset spotlights.

Top Floor Landing
Doors off to two bedrooms. Storage cupboard.

Bedroom Four
Two roof windows. Eaves storage access.

Bedroom Five
Roof window. Eaves storage area.

Driveway
Part block paved and part laid to stones. Provides (low level wall and fence) enclosed off road parking for several vehicles. Door into storage room.

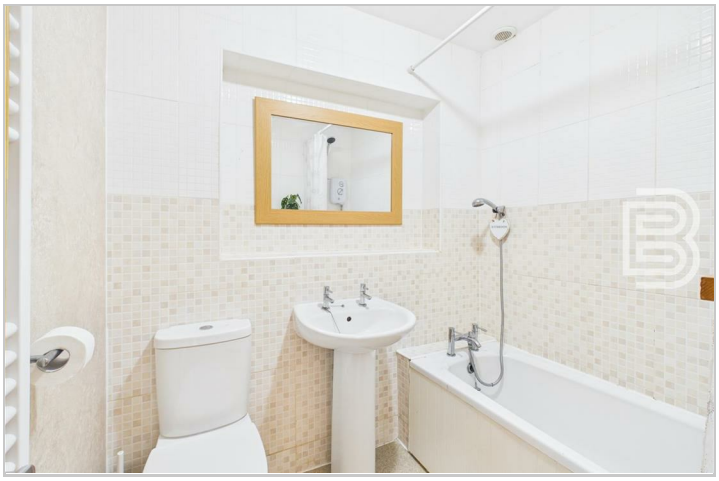
Storage Room (former garage)
Double glazed door and window to the front aspect. Power and light connected. Formerly the garage. Sliding mirrored doors at one end with a double glazed door leading down the side of the property. Space for appliances.

Garden
Substantial decked area set over two slight tiers abutting the back of the property Partially covered seating and entertaining space. Full width patio. Central lawned section. Rear patio with large two-section shed. Primarily enclosed by timber fencing. Sleeper retained border. Garden backs onto allotments.

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



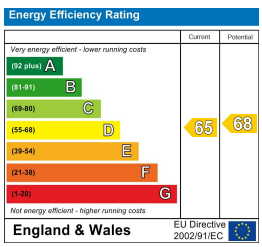
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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