



Ellis Brooke



188 Frobisher Road

Bilton, Rugby, CV22 7JE

Guide price £270,000



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Entrance Hall

4'0" x 5'11" (1.24m x 1.81m)

The property is accessed under a covered storm porch and through a composite front door where you arrive in the entrance hall. The entrance hall has a frosted window to the side elevation, providing natural light, and there is a door which gives access through to.

Living/Dining Room

10'9" x 23'0" (3.3m x 7.02m)

A generously sized living room that has a window to the front elevation and to the rear elevation there are double opening doors, giving access to the conservatory. The focal point of the room is the feature fireplace with electric fire set within. There is a door which give access through to the kitchen and stairs that rise to the first floor.

Kitchen Dining Room

7'8" x 21'6" (2.34m x 6.57m)

A room that is neatly defined into two separate areas of dining and kitchen. The kitchen itself comprises a range of base and eye level units with a complementary worktop over. There is a fitted electric oven with a four ring gas hob and extractor fan over. In addition there is space for a dishwasher, washing machine and fridge freezer. To the rear elevation there is a window that provides a view over the garden. To the side elevation a door gives access through to.

Conservatory

9'7" x 11'10" (2.93m x 3.63m)

With windows to the side and rear elevation. Further to this there are double opening doors to the rear elevation which give access to the garden.

1st Floor Landing

The first floor landing gives access to the loft via a loft hatch and in addition access to a useful storage cupboard. Further to this access to the properties airing cupboard is available. There are doors which give access through to all first floor accommodation.

Bedroom 1

9'1" x 11'0" (2.79m x 3.36m)

A double bedroom that benefit benefits from a window to the front elevation. This bedroom further benefits from a fitted wardrobe.

Bedroom 2

10'9" x 8'10" (3.29m x 2.7m)

A double bedroom with a window to the rear elevation, providing a view over the garden. This bedroom further benefits from a fitted storage cupboard.

Bedroom 3

9'3" x 6'5" (2.84m x 1.97m)

A generously sized a single bedroom with a window to the front elevation.

Bathroom

7'6" x 5'5" (2.31m x 1.66m)

With a suite that comprises a low-level flush WC, wash hand basin with vanity unit under and paneled bath with electric shower over. Within the bathroom the walls and floor are fully tiled and to the rear elevation there was a frosted window.

Rear Garden

To the rear of the home is a private and enclosed garden. Enclosed by fencing to all elevations. To the immediate rear is a small patio area which provides some space for outdoor seating and alfresco dining. From here there is a paved pathway which gives access to a further patio area providing additional seating space. The remainder of the garden has been laid to lawn. To the side of the home there is gated access to the driveway.

Front and Driveway

To the front of the property is a blocked driveway which provides ample off-road parking

for two vehicles. The driveway gives access to the garage. To the side of the home there is gated access to the rear garden.

Garage

With a manual up and over door to the front elevation and light and power connected..

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.



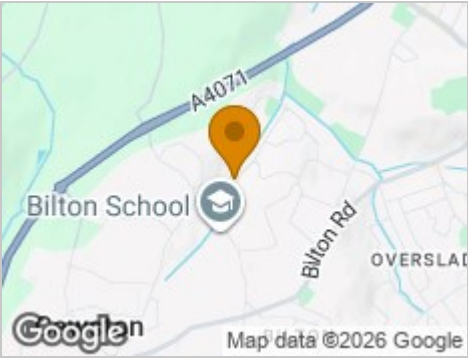
Road Map



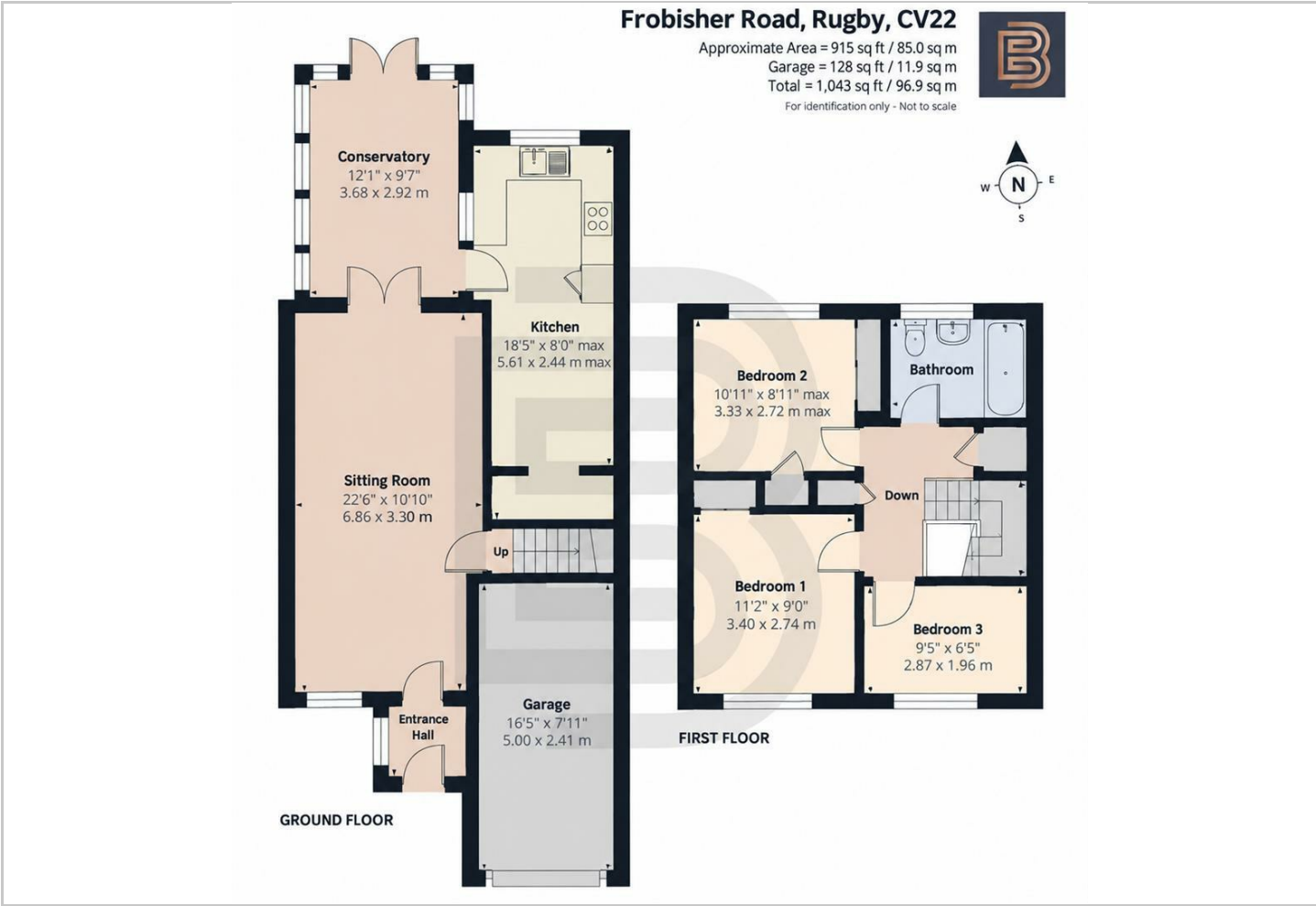
Hybrid Map



Terrain Map



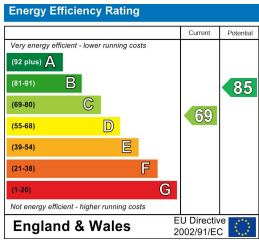
Floor Plan



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.

