Ellis Brooke



39 Freemantle Road

Bilton, Rugby, CV22 7HZ

Guide price £190,000

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Entrance Porch
2'11" x 4'0" (0.91m x 1.23m)
Accessed through a composite front door. The entrance porch gives access to a storage cupboard, which houses the properties meters. From here there is a uPVC door which gives access through to.

Entrance Hall
5'2" x 3'11" (1.58m x 1.21m)
The entrance hall has stairs that rise to the first floor landing and a door which gives access through to.

Living Room
15'10" x 10'3" (4.85m x 3.14m)
A well proportioned room benefits from a window to the front elevation that provides natural light. The room further benefits from giving access to a useful stairs storage cupboard, which provides ample space for cloaks and shoe storage. To the rear elevation of the room there is a concertina door which gives access through to.

Kitchen
7'11" x 13'3" (2.43m x 4.06m)
The kitchen comprises a range of base and eye level units with a complementary worktop over. There is tiling to all splash back areas along with a fitted electric oven with a four ring gas hob and extractor fan over. In addition there is space for a washing machine, fridge and freezer. To the rear elevation of the room there is a window along with the door which gives access through to.

Dining Room
7'7" x 11'1" (2.33m x 3.39m)
With a window and double opening doors to the rear elevation that provide a view over and give access to the garden.

1st Floor Landing
The first floor landing gives access to properties airing cupboarded, which houses the boiler. There is access to the loft via a loft hatch and in addition doors which give access through to all first floor accommodation.

Bedroom 1
11'4" x 13'4" (3.46m x 4.07m)
A good size double bedroom that benefits from a fitted wardrobe and additional fitted cupboard. To the front elevation there is a window.

Bedroom 2
10'5" x 7'5" (3.2m x 2.27m)
A double bedroom that benefits from a fitted wardrobe and a window to the rear elevation that provides a view over the garden.

Bathroom
6'0" x 5'8" (1.85m x 1.74m)
With a suite that comprises a low-level flush WC, wash hand basin and larger than average shower cubicle with rain full style attachment. Within the bathroom the walls are part tiled,

there is a wall mounted heated tail rail and to the rear elevation there is a frosted window.

Rear Garden

To the rear of the home there is a private and enclosed garden, enclosed by fencing to all elevations. To the immediate rear of the property is a patio area which provides ample space for outdoor seating and alfresco dining. From here there are steps that lead up to a further area of garden, which in the main has been laid with a gravel stone. To the rear of the garden there is gated access to the service lane behind.

Front Garden

To the front of the property, there is an area of garden which subject to the relevant drop curb permissions could be used to create off-road parking. From the public highway there is a pathway which gives access to the front door. The remainder of the front garden has in the main being laid to a gravel style stone with a mature shrub set within.

On Street Parking

On street parking is available on a first come first serve 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.









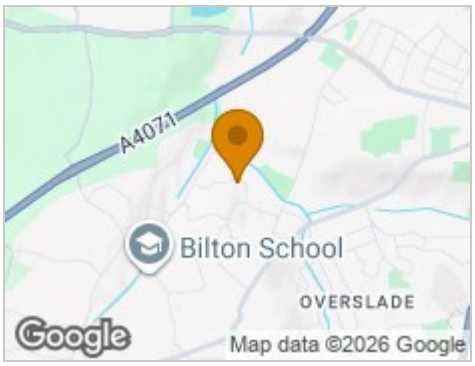
Road Map



Hybrid Map



Terrain Map



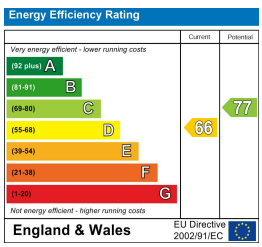
Floor Plan



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



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