



Ellis Brooke



36 Oakfield Road

Bilton, Rugby, CV22 6AU

Guide price £235,000



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Entrance Hall

Accessed under a covered storm porch and through a uPVC front door. The entrance hall benefits from a frosted window to the side elevation and access to two under stairs storage cupboards. In addition there are stairs that rise to the first floor and doors that give access through to all ground floor accommodation.

Living Room

8'8" x 12'7" (2.66m x 3.86m)

With a window to the front elevation and a wall mounted gas fire.

Dining Room

8'2" x 12'4" (2.49m x 3.76m)

With a window to the rear elevation, providing a view over the garden and a wall mounted gas fire.

Kitchen

5'6" x 7'8" (1.7m x 2.36m)

The kitchen comprises a range of base level units with a complementary worktop over. Within the kitchen there is a window to the side elevation and door to the rear elevation which gives access to the garden.

1st Floor Landing

The first floor landing gives access to the loft via a loft hatch. In addition there is a frosted window to the side elevation. Further to this there are doors that give access through to all first floor accommodation.

Bedroom 1

9'1" x 12'7" (2.77m x 3.86m)

A double bedroom that benefits from a window to the front elevation.

Bedroom 2

9'6" x 10'1" (2.92m x 3.08m)

A double bedroom that benefits from a window to the rear elevation that provides a view over the rear garden. This bedroom gives access to the properties airing cupboard, which houses the boiler and hot water cylinder.

Bedroom 3

5'10" x 8'9" (1.8m x 2.68m)

A single bedroom with a window to the front elevation.

Bathroom

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

With a suite that comprises a low-level flush WC, wash hand basin and paneled bath. Within the bathroom there is tiling to all splash back areas, a frosted window to the side elevation and a wall mounted radiator.

Rear Garden

To the rear of the home is a private and enclosed garden, enclosed by fencing to all elevations. This larger than the average garden has in the main been laid to lawn. Dispersed throughout the garden is a range of mature, shrubs, hedges and planting. To the immediate rear of the home is a patio area which provides

ample space for outdoor seating. There are a few steps which lead down to the remainder of the garden.

Front and Driveway

To the front of the property is an area of garden and driveway. A good sized paved driveway provides ample off-road parking for several vehicles and gives access to the garage. The remainder of the front garden has been laid to lawn with some mature planting dispersed throughout. To the side of the home there is gated access to the rear garden.

Garage

9'0" x 19'6" (2.76m x 5.96m)

With double opening doors to the front elevation and further pedestrian door to the rear elevation. The garage has power connected.

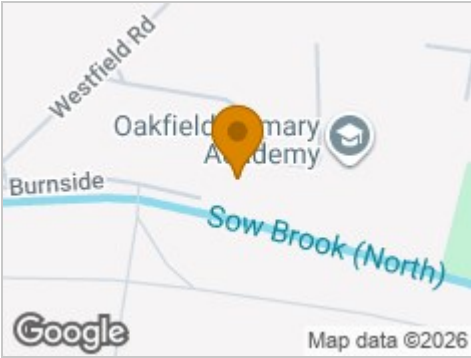
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Road Map



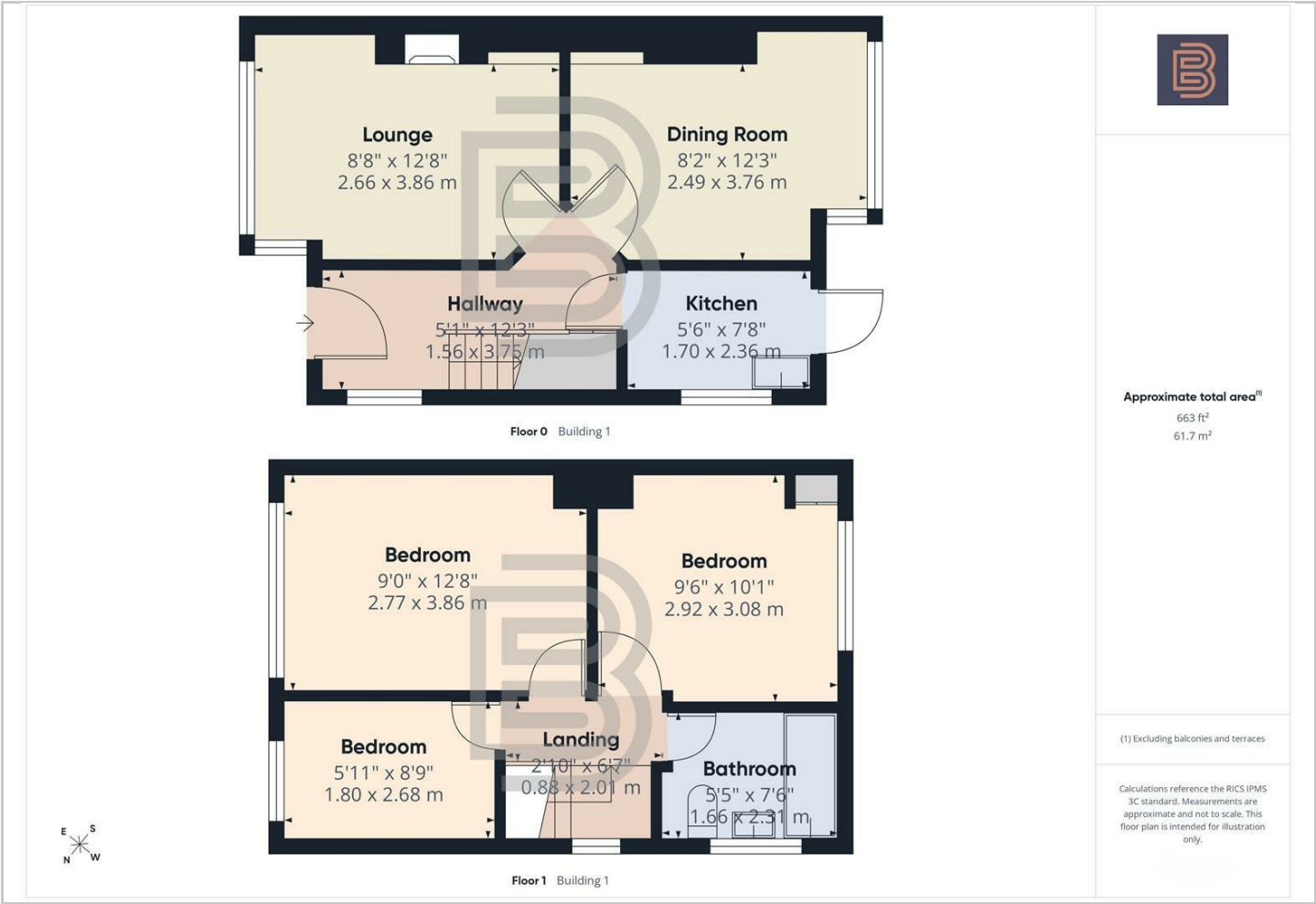
Hybrid Map



Terrain Map



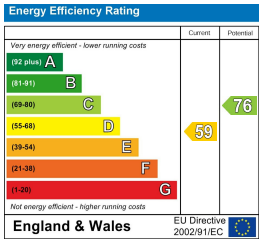
Floor Plan



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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