



# Ellis Brooke



45 Pytchley Road, Rugby, CV22 5NE

**Guide price £215,000**



An extended two bedroom semi detached home with a private rear garden, situated in the highly sought after Hillmorton area. The accommodation comprises a lounge, dining room, kitchen, two double bedrooms and a bathroom.

Further benefits include off road parking for two vehicles, gas central heating and double glazed windows throughout.

Conveniently located close to local amenities, parks and well regarded schooling, the property is well placed for everyday convenience and offers a great opportunity for first time buyers, downsizers or investors.

- Extended Two Double Bedrooms
- Off Road Parking
- Bay Windows to Front Aspect
- Two Double Bedrooms
- Gas Central Heating
- Close to Shops and Schools
- Virtual Tour
- Double Glazed Windows Throughout



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