



Ellis Brooke



9 Vernon Avenue

Hillmorton, Rugby, CV22 5HL

Guide price £325,000



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Entrance Porch

6'8" x 1'8" (2.04m x 0.51m)

Accessed through a composite front door. The entrance porch has a door which gives access through to.

Entrance Hall

6'5" x 13'2" (1.98m x 4.03m)

With stairs that rise to the first floor and access to a useful under stairs storage cupboard. Further to this there are doors that provide access through to the ground floor accommodation.

Living/Dining Room

11'11" x 25'3" (3.65m x 7.72m)

A spacious room with a bay window to the front elevation. The room provides ample space to be defined into two areas of living and dining. Within the room there is a feature fireplace with a gas fire set within. To the rear elevation there is a door which provides access through to the garden room.

Kitchen

7'5" x 15'7" (2.27m x 4.76m)

The kitchen comprises of a range of base and larder style units with a complementary worktop over. Within the kitchen there is space for an electric oven, fridge and washing machine. Within the room there are windows to both rear and side elevations and there is a door which gives access through to the garden room.

Garden Room

11'2" x 5'0" (3.42m x 1.53m)

With windows and a door to the rear elevation that provide a view over and gives access to the garden.

1st Floor Landing

The first floor landing has a frosted window to the side elevation that provides natural light. There is access to the loft via a loft hatch along with access to a useful storage cupboard. Further to this there are doors which provide access to all first floor accommodation.

Bedroom 1

9'10" x 13'6" (3m x 4.12m)

A good sized double bedroom with a bay window to the front elevation. This bedroom further benefits from a fitted wardrobe.

Bedroom 2

10'6" x 12'9" (3.21m x 3.91m)

A spacious double bedroom with a window to the rear elevation that provides a view over the garden. This bedroom further benefits from a fitted wardrobe.

Bedroom 3

7'9" x 7'10" (2.38m x 2.4m)

A single bedroom with a window to the front elevation.

Bathroom

7'5" x 6'9" (2.28m x 2.06m)

With a suite that comprises a low-level flush WC, wash hand basin with vanity unit under and shower cubicle with rainfall style attachment. Within the bathroom there is a frosted window to the rear elevation, a fitted storage cupboard, tiling to all splash back areas and a wall mounted radiator.

Rear Garden

To the immediate rear of the home is a patio that

provides ample space for outdoor seating and dining. From here there is a paved pathway that runs the length of the garden. The majority of this garden has been laid to lawn with boards stocked with mature planting. Within the garden there is a summer house, greenhouse, and shed.

Front Garden and Driveway

To the front of the home there is an area of garden which has been laid to lawn. Further to this a tarmac driveway, which also runs along the side of the property and is accessed via gates provides off-road parking for several vehicles, the driveway also provides access to the garage. From the driveway there is a gate which also provides access to the garden.

Garage

8'2" x 16'7" (2.5m x 5.07m)

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

Agents Note - Solar Panels

The property benefits from having owned solar panels to two of the roof elevations.

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



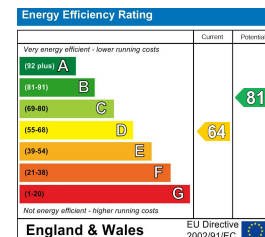
Floor Plan



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



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