



# Ellis Brooke



## 46 David Road

Bilton, Rugby, CV22 7PX

**Guide price £239,950**



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## Hallway

Double glazed front door. Stairs to first floor. Radiator. Under-stairs cupboard. Doors off to Living Room and Kitchen.

## Living Room

Aluminium framed double glazed window to the front aspect. Radiator. Gas fire with back boiler.

## Kitchen

Double glazed door to the side aspect. Aluminium framed double glazed window to the rear aspect. Door into Dining Room. Pantry cupboard with window (with space for an appliance). Range of base and eye level units with work surfaces over. Tiling to splashbacks. Sink/drain. Space for a cooker. Space and plumbing for a washing machine. Radiator.

## Dining Room

Double glazed door and windows to the rear garden. Radiator.

## Landing

Aluminium framed double glazed window to the side aspect. Doors off to bedrooms and bathroom. Loft access hatch.

## Bedroom One

Aluminium framed double glazed window to the front aspect. Radiator. Airing cupboard. Fitted wardrobes.

## Bedroom Two

Aluminium framed double glazed window to the rear aspect. Radiator.

## Bedroom Three

Aluminium framed double glazed window to the front aspect. Radiator. Over-stairs cupboard.

## Bathroom

Aluminium framed double glazed window to the rear aspect. Radiator. Accessible bath with shower over. Pedestal wash hand basin. Low flush WC. Tiling to splashbacks.

## Front Garden

Laid to lawn with flower borders surrounding and a low level wall to the front.

## Driveway

Concrete driveway running alongside the property and leading to garage with opening through to rear garden.

## Garage

Metal up and over door. Window to one side.

## Rear Garden

Good size lawned garden primarily enclosed by timber fencing and some hedgerow. Several flower and shrub borders. Greenhouse with hard-standing. Pathway running to the end of the garden.

## 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



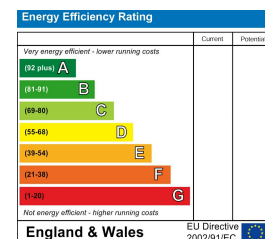
## Floor Plan



## 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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