



Ellis Brooke



22 Hillary Road

, Rugby, CV22 6EU

Guide price £280,000



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Entrance Hall

5'11" x 13'2" (1.82m x 4.02m)

Accessed under a covered storm porch and through a composite front door. The entrance hall benefits from a fully tiled floor throughout and also gives access to two useful under stairs storage cupboards. In addition there are stairs that rise to the first floor and doors which give access through to.

Living Room

11'2" x 11'5" (3.41m x 3.48m)

With the bay window to the front elevation which floods the room with natural light. The living room benefits from exposed wooden floor boards along with a feature fireplace.

Dining Room

10'3" x 13'0" (3.14m x 3.98m)

To the rear elevation there are windows and a door which gives access to the garden. The room benefits from exposed floorboards and there is a gas fire with back boiler behind.

Kitchen

7'0" x 9'5" (2.14m x 2.88m)

The kitchen comprises of a range of base and eye level units with a complementary worktop over. There is a fitted fridge/freezer and further to this there is space for an electric oven, dishwasher and washing machine. To the side elevation there is a window and to the rear elevation is a door which gives access through to.

Rear Lobby

With a composite door to the side elevation providing access to the outside. The rear lobby gives access to a useful store that could be converted into a utility room. In addition a door gives access through to.

W/C

With a WC and frosted window to the side elevation.

1st Floor Landing

The first floor landing has a window to the side elevation and in addition access to the loft is obtained via a loft hatch. The first floor landing has doors which provide access through to all first accommodation.

Bedroom 1

9'8" x 14'2" (2.97m x 4.33m)

A good sized double bedroom that benefits from a bay window to the front elevation. The bedroom further benefits from a fitted storage cupboard and wardrobe.

Bedroom 2

10'2" x 13'1" (3.12m x 4.01m)

A generously sized double bedroom with a window to the rear elevation, providing a view over the garden. This bedroom benefits from a fitted wardrobe and a fitted cupboard, which houses the hot water cylinder.

Bedroom 3

7'7" x 8'5" (2.32m x 2.57m)

A good sized single bedroom with a window to the front elevation.

Bathroom

6'0" x 7'2" (1.84m x 2.19m)

With a suite that comprises of a WC, wash hand basin with vanity unit under and shower with rainfall style attachment. Within the bathroom the walls and floor are fully tiled and the rear elevation is a frosted window.

Rear Garden

To the immediate rear of the property is a paved patio which provides space for alfresco dining. The remainder of the garden has been laid to lawn with a paved pathway running the length of the garden. There are range of mature trees, shrubs and hedges.

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The paved pathway continues along the side of the home where gated access to the front property can be found.

Front Garden and Parking

To the front of the property is a block paved driveway which provides off-road parking for several vehicles. The driveway provides access to the properties garage. From the driveway there are steps leading to the front door. There is a car charging point installed.

Garage

7'10" x 15'3" (2.39m x 4.65m)

A single garage with a manual up and over door to the front elevation. To the side elevation is a pedestrian door and the rear elevation a window. Within the garage there is light and power connected.

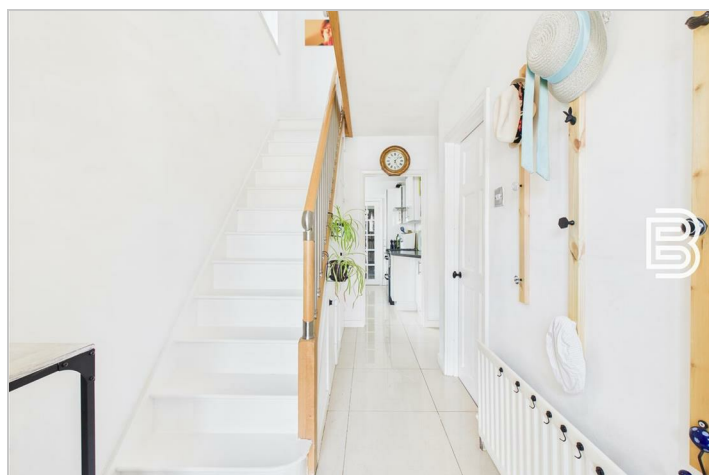
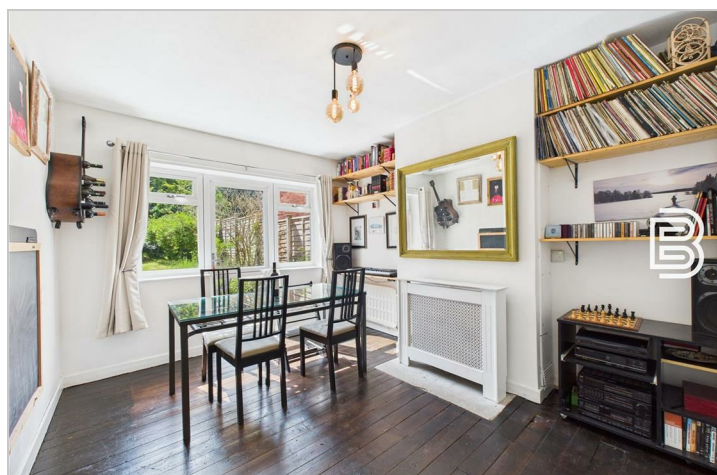
Location

The property is located in a popular residential area on the outskirts of Rugby. Local amenities are available within walking distance and include a Co-op store, post office and fast food outlet. Rugby town itself is a short bus journey away and offers a broader range of high street shops, independent retailers, restaurants, bars, and leisure facilities. Schooling is available at Bawnmore School, Bilton Junior School, and Rokeby, with independent options at Crescent

School and Bilton Grange Preparatory School. Secondary education is available at Harris Church of England Academy, Bilton High School, Rugby High School for Girls and Lawrence Sheriff. Rugby is well placed for the commuter, having excellent road and rail links, courtesy of the M1, M6, A45, A14 and A5. Rugby railway station also offers a frequent train service to London Euston in just under 50 minutes.

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



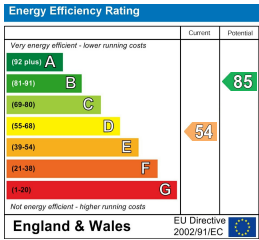
Floor Plan



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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