



Ellis Brooke



160 Alwyn Road

Bilton, Rugby, CV22 7RA

Guide price £317,500



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Porch

Double glazed door with double glazed windows to both sides. Tiled floor. Storage. Wooden part glazed door into Hallway.

Hallway

Stairs to first floor. Small under-stairs storage area. Doors off to WC, Dining Room, Kitchen and Lounge. Radiator.

Guest WC

Double glazed window to the side aspect. Low flush WC. Wall mounted wash hand basin. Extractor.

Dining Room

Double glazed window to the front aspect. Radiator. Coving.

Extended Lounge

Double glazed door with fully opening & tilting side panels. Two radiators. Inset chimney breast area.

Extended Kitchen

Double glazed windows to the side and rear. Double glazed door. Full range of base and eye level units with work surfaces over and tiling to splashbacks. One and half bowl stainless steel sink/drainers with mixer tap. Space for upright fridge/freezer. Space for cooker. Integrated dishwasher. Space and plumbing for washing machine. Radiator. Cupboard housing Vaillant boiler.

Landing

Doors off to three bedrooms. Door to Bathroom. Double glazed window to the side aspect. Loft access hatch.

Bedroom One

Extended. Double glazed window to the rear aspect overlooking the garden. Radiator. Opens into En-Suite. Full bank of fitted bedroom furniture. Fitted alcove storage.

En-Suite

Double glazed window to the rear aspect. Fully tiled shower cubicle. Low flush WC. Pedestal wash hand basin. Tiling to splashbacks. Extractor. Built in cupboards (housing water cylinder). Heated towel rail.

Bedroom Two

Double glazed window to the front aspect. Radiator.

Bedroom Three

Double glazed window to the front aspect. Radiator.

Bathroom

Double glazed window to the side aspect. Panelled bath with electric shower over. Pedestal wash hand basin. Low flush WC. Shaver point. Heated towel rail. Tiling to splashbacks.

Driveway & Frontage

Block paved driveway. Gated side access into rear garden. Slate chipping border and curved corner planter area.

Rear Garden

Primarily enclosed by timber fencing. First section has patio with impressive electric sun awning, seating area, side gate and artificial grass with borders. Second section has shed with hard-standing, sweeping artificial grass walkway with slate borders and feature areas. Last section is gated and laid to slate chippings with stepping stones and additional rear patio/seating area looking out over fields to the rear.

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



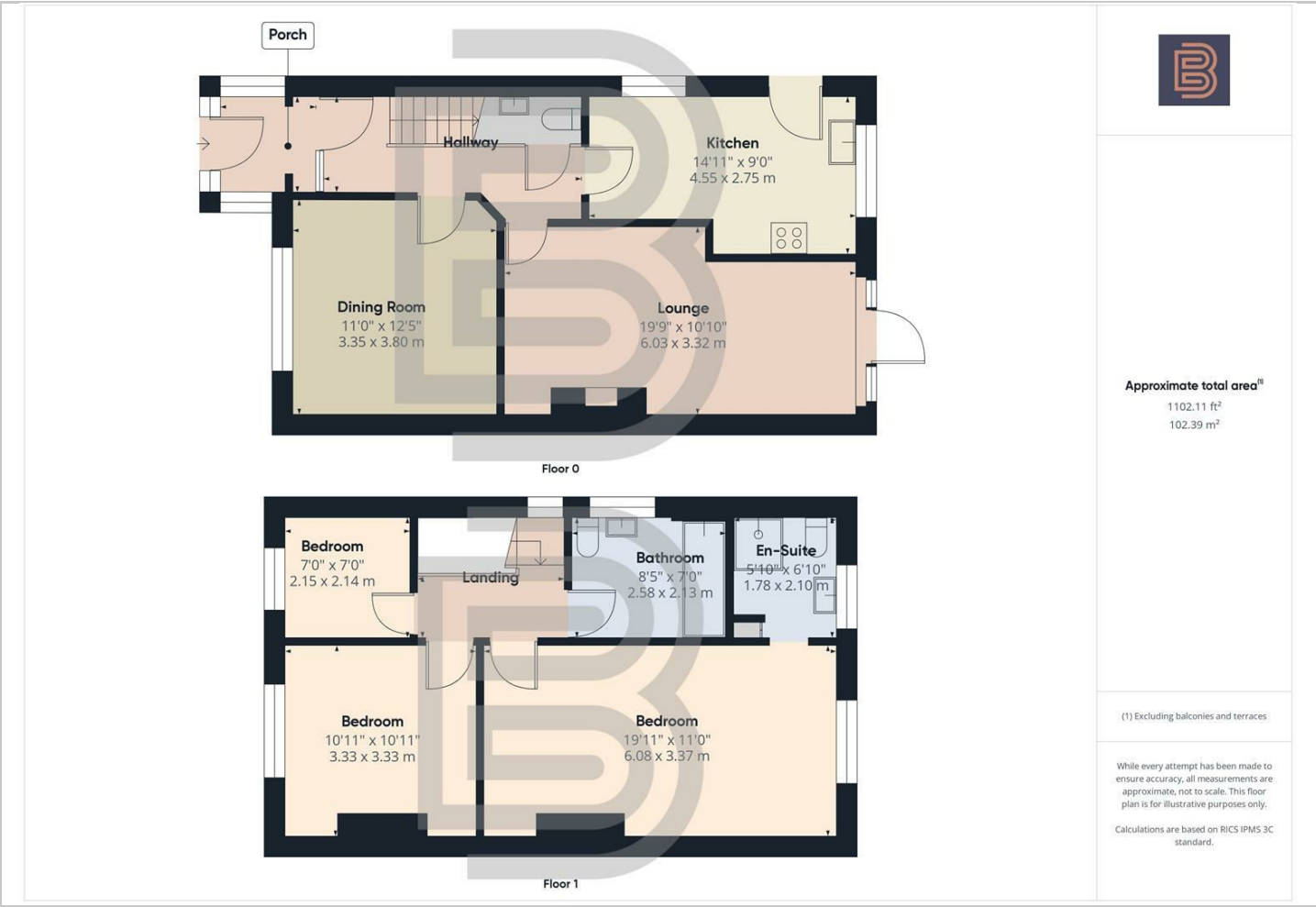
Hybrid Map



Terrain Map



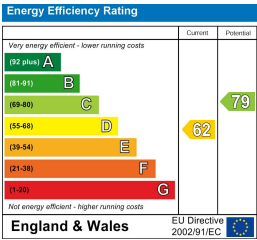
Floor Plan



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



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