



Ellis Brooke



6 Fareham Avenue

Hillmorton, Rugby, CV22 5HS

Guide price £475,000



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Porch

Double glazed door and windows. Original wooden door with decorative stained glass inserts.

Hallway

Stairs to first floor. Radiator. Wood flooring. Door to Lounge. Door to Kitchen/Diner. Small under-stairs cupboard. Door to WC. Courtesy door into Garage.

Lounge

Double glazed bay window with fitted shutters to the front aspect. Radiator. Wood effect flooring. Original decorative cast iron fireplace.

Guest WC

Low flush WC. Pedestal wash hand basin. Extractor. Tiling to splashback. Tiled floor. Inset spotlights.

Kitchen/Diner

Double glazed window and Bi-Fold doors to the rear aspect. Tiled floor with underfloor heating. Door to Utility Room. Internal folding doors to the Family Room. Double glazed ceiling lantern. Full range of base and eye level units with wooden work surfaces over. Stainless steel sink/drainer with mixer tap. Integrated fridge. Integrated dishwasher. Integrated double oven & grill plus induction hob and extractor. Inset spotlights.

Family Room

Wood flooring. Vertical radiator. Alcove shelving and cupboards. Wood burner.

Utility Room

Double glazed door to the rear garden. Radiator. Door into Garage. Additional sink. Space and plumbing for washing machine and dryer. Wall mounted Vaillant boiler.

Landing

Doors off to all 4 bedrooms, bathroom and shower room. Loft access hatch with pull-down ladder (loft is partially boarded with light connected)

Bedroom One

Double glazed bay window with fitted shutters to the front aspect. Wooden window seat with storage. Vertical radiator. Fitted wardrobe, drawers and shelving. Feature tiled fireplace.

Bedroom Two

Double glazed window to the rear aspect. Radiator. Fitted cupboards. Feature tiled fireplace.

Bedroom Three

Two double glazed windows to the front aspect. Radiator.

Bedroom Four

Double glazed window to the rear aspect. Radiator. Fitted wardrobe.

Family Bathroom

Double glazed window to the rear aspect. Heated towel rail. Extractor. Slipper style bath. WC and wash hand basin built into vanity unit

with storage. Inset spotlights. Tiled floor. Re-Fitted around 18 months ago.

Shower Room

Fully tiled double shower cubicle with rainfall style shower head. Extractor. Heated towel rail. WC and wash hand basin set into vanity unit. Majority tiled walls. Inset spotlights. Re-Fitted around 18 months ago.

Frontage/Parking

Laid to stones edged with bricks and partially enclosed by hedging to two sides. Leads to garage.

Garage

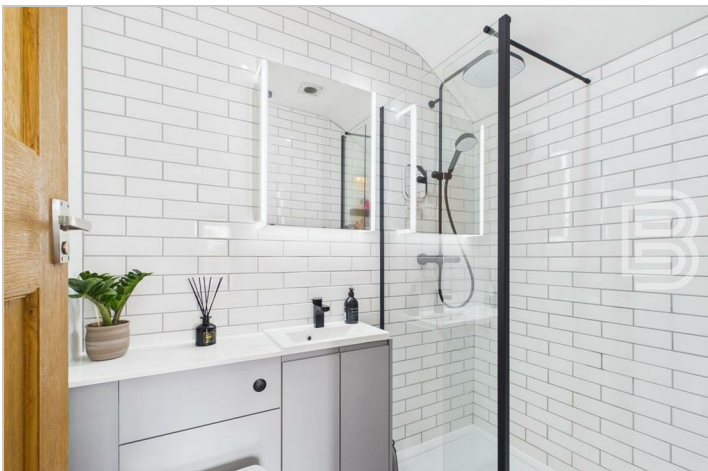
Double wooden doors. Light and power connected. Two internal courtesy doors (one onto the Hallway and one onto the Utility Room). Under-stairs cupboard.

Garden

Enclosed by timber fencing with hedges. Initial full-width patio. Majority of the garden is laid to lawn. Play area in the corner plus hard-standing for two sheds.

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



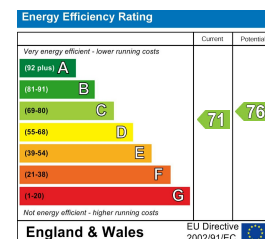
Floor Plan



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



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