



Ellis Brooke



79 Coton Road

Hillmorton, Rugby, CV21 4LN

Guide price £215,000



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Entrance Lobby

Double glazed front door. Stairs to first floor. Door to Lounge. Radiator.

Lounge

Double glazed window to the front aspect. Radiator. Doors into Dining Room. Coving. Gas fire with stylish hearth, mantel and surround.

Dining Room

Double glazed window to the rear aspect. Radiator. Coving. Door into Kitchen.

Kitchen

Double glazed door and window to the rear aspect. Tiled floor. Under-stairs cupboard. Range of base and eye level units with work surface over. Tiling to splashbacks. Stainless steel sink/drain. Space for a cooker. Space and plumbing for a washing machine. Space for fridge/freezer. Radiator.

Landing

Doors off to all 3 bedrooms and bathroom. Loft access hatch. Airing cupboard (housing Vaillant combination boiler).

Bedroom One

Double glazed window to the rear aspect. Radiator. Coving. Fitted wardrobes.

Bedroom Two

Double glazed window to the front aspect. Radiator. Coving. Small corner alcove storage area.

Bedroom Three

Double glazed window to the front aspect. Radiator. Coving. Over-stairs cupboard.

Bathroom

Double glazed window to the rear aspect. Radiator. Panelled bath. Pedestal wash hand basin. Low flush WC. Coving.

Front Garden

Enclosed by low level picket fence and hedge/bushes. Side access into rear garden. Pathway to front door. Majority of frontage is laid to slate chippings.

Rear Garden

Enclosed by a mixture of timber fencing and trees/hedge. Side access. Initial patio leading onto lawned area with soil borders. Pathway to the end of the garden.

Outhouse

Three chamber brick-built outhouse with felt roof. Two storage sections and one with outside WC.



Road Map



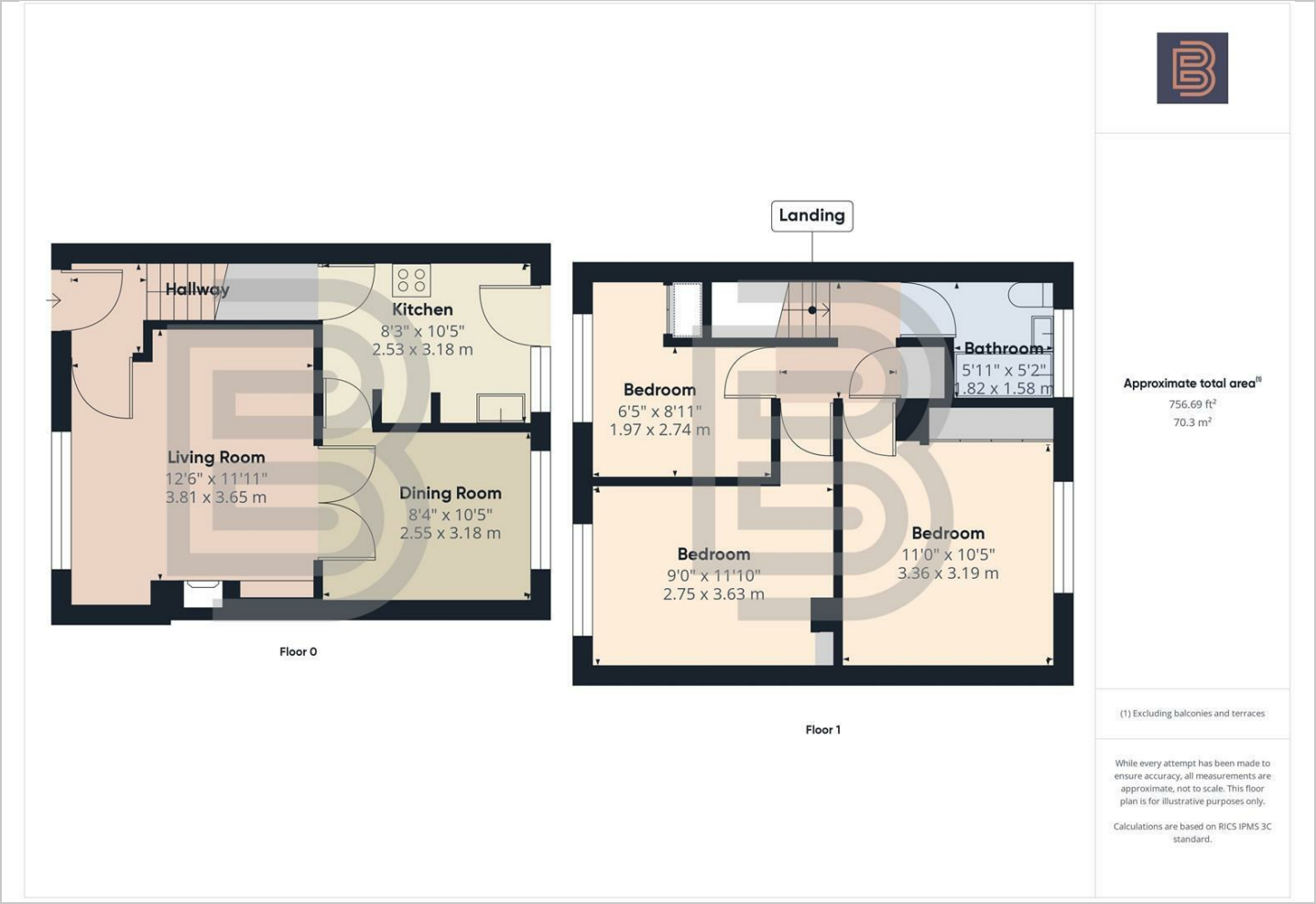
Hybrid Map



Terrain Map



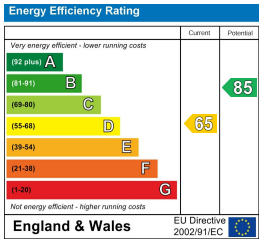
Floor Plan



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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