



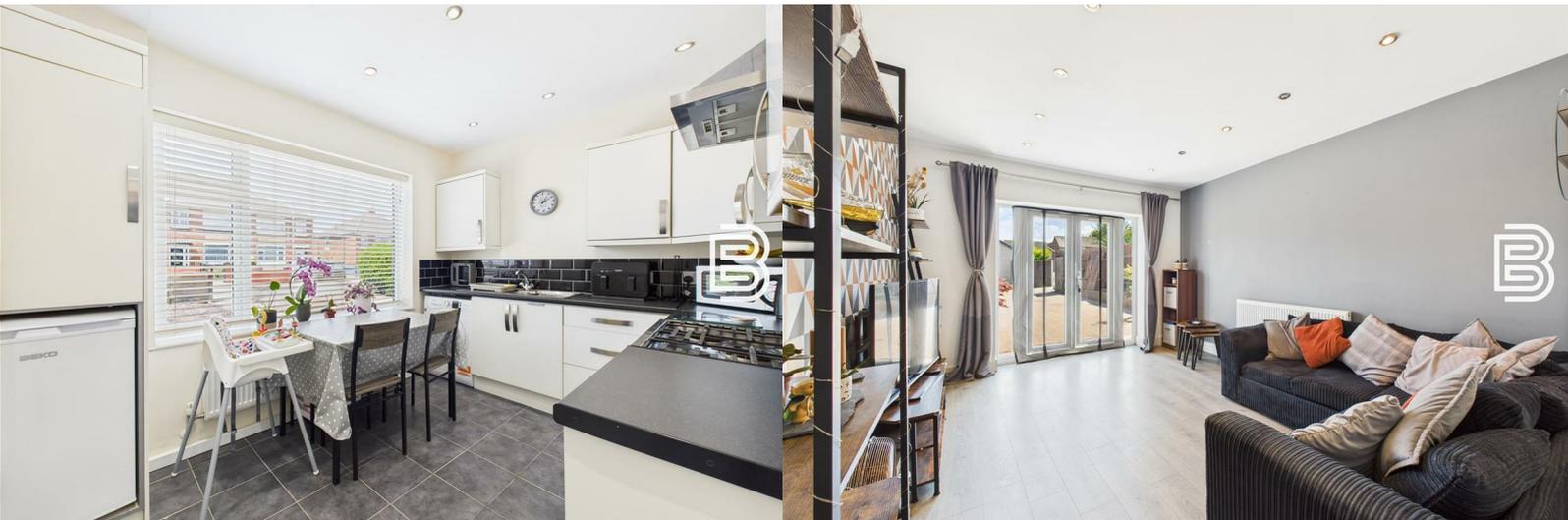
Ellis Brooke



2A Hoods Way

Bilton, Rugby, CV22 7EU

Offers in excess of £220,000



2A Hoods Way

Bilton, Rugby, CV22 7EU

Offers in excess of £220,000



Entrance Hall

Accessed through a composite front door, the entrance hall has doors which give access through to all ground floor accommodation along with access to a useful under stairs storage cupboard. The entrance hall benefits from a fully tiled floor, which continues into the WC and Kitchen.

Kitchen

8'10" x 11'10" (2.71m x 3.63m)

The kitchen comprises of a range of base and eye level units with a complementary worktop over. Within the kitchen there is an electric oven with five ring gas hob and extractor fan over. In addition, there is space and plumbing for a washing machine. Within the tall larder style cupboard is the properties gas boiler. To the front elevation of the room is a window that provides natural light. There is ample space for a small dining table.

WC

4'10" x 2'9" (1.48m x 0.84m)

With a low-level flush WC and wash hand basin. To the rear elevation there is a frosted window, the floor is fully tiled and there is tiling to the splash back area.

Lounge/Diner

16'10" x 11'6" (5.14m x 3.52m)

A generous size room with double opening doors to the rear elevation which give access to

the garden beyond. There are stairs that rise to the first-floor landing.

1st Floor Landing

With a window to the side elevation providing natural light. The first-floor landing has doors which give access through to all the first floor accommodation.

Bedroom 1

11'2" x 11'8" (3.41m x 3.56m)

A generously sized double bedroom with a window to the rear elevation, giving a view over the garden.

Bedroom 2

8'11" x 11'10" (2.72m x 3.63m)

A good size double bedroom that benefits from a window to the front elevation. Access to the loft is also obtained via the loft hatch.

Bathroom

5'3" x 7'9" (1.62m x 2.37m)

With a suite that comprises of a low-level flush WC, wash hand basin and panelled bath with mixer shower attachment. Within the bathroom the floor is fully tiled and there is tiling to all splash back areas. There is a heated towel rail.

Rear Garden

This low maintenance rear garden has been laid to block paving throughout. With fenced boundaries to both elevations and double opening gates to the rear elevation. It should be

noted that the off-road parking available is within the garden space. IT SHOULD BE NOTED THAT IN PLACES THE GARDEN FENCE HAS FALLEN DOWN AND IS BEING REPLACED EARLY 2026.

Parking

To the rear elevation of the garden is double opening gates which are accessed from a service road located behind the property. These double gates give vehicle access to the garden where the current owners have created two off-road parking spaces.

Front Garden

To the front of the home is a garden which in the main is laid to Slate style chippings. From the public highway there is a paved pathway which gives access to the front door.

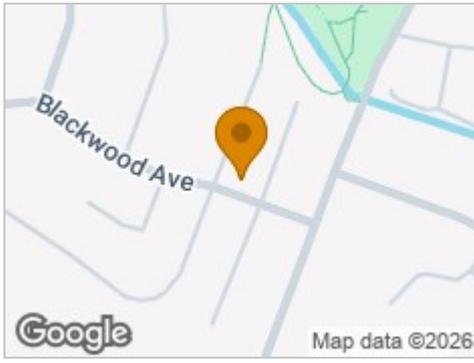
Money Laundering Regulations

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

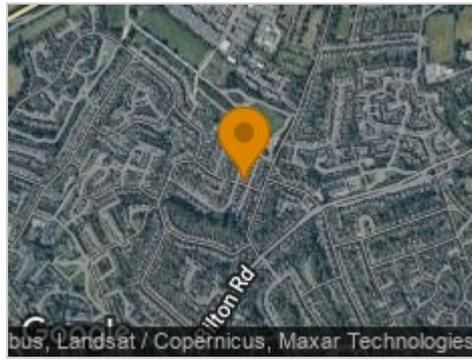
information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



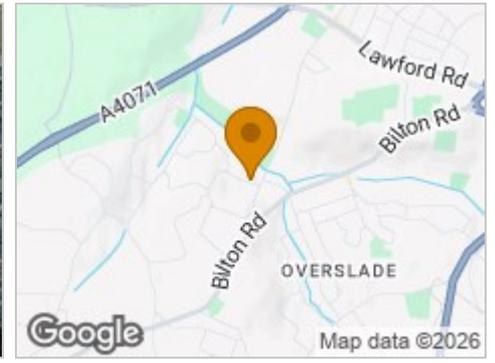
Road Map



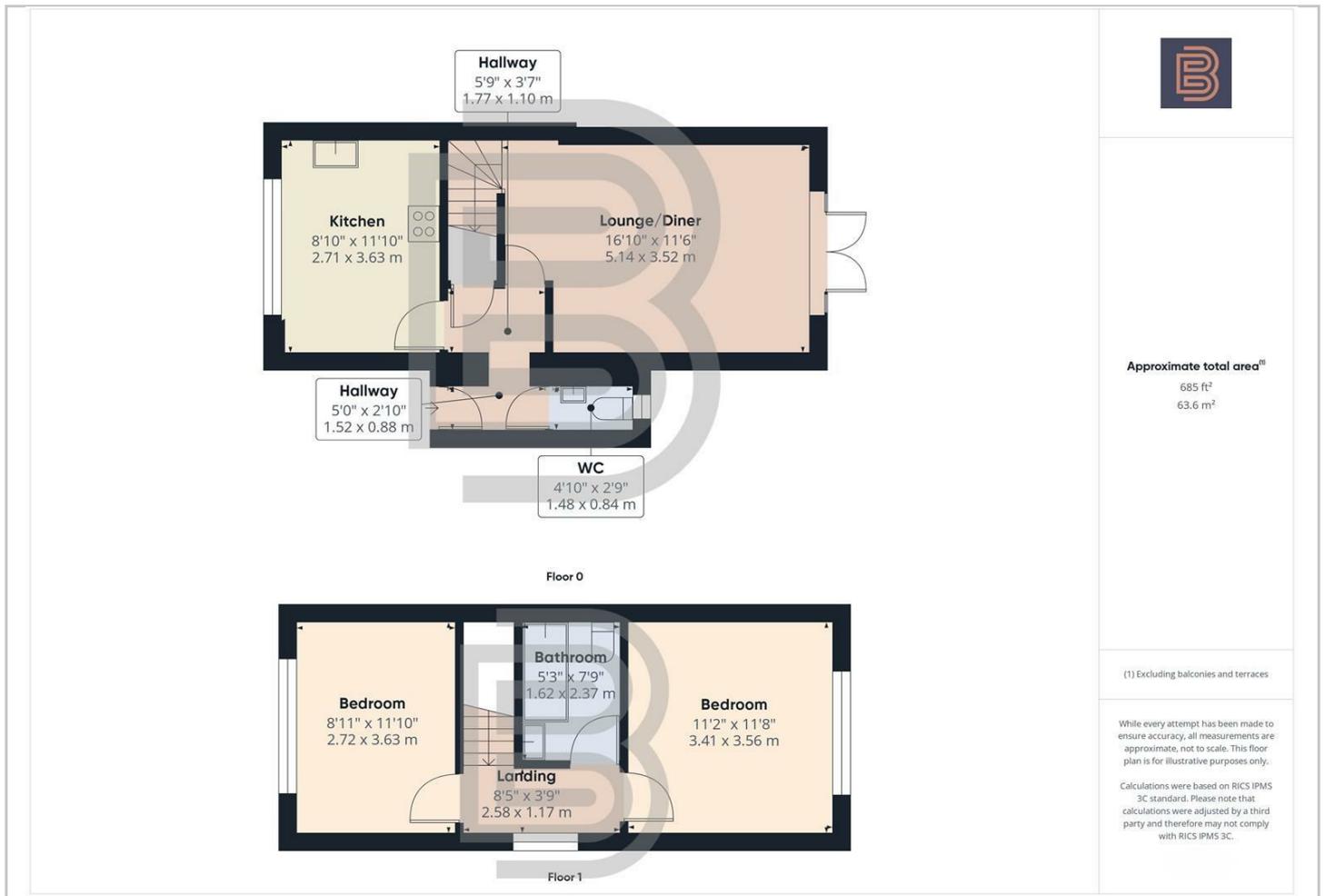
Hybrid Map



Terrain Map



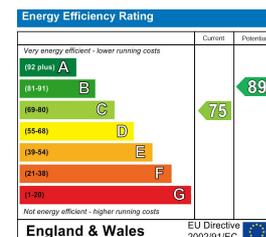
Floor Plan



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.



36 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk