



Ellis Brooke



28 Eden Road

Hillmorton, Rugby, CV21 4HT

Asking price **£185,000**



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## Summary

Set within the sought after area of Hillmorton and with no onward chain, this home ideal for first time buyers or investor has two well proportioned bedrooms, one with built in wardrobe space, and a bathroom fitted with a shower. The accommodation includes a through lounge diner with a gas fire and a compact fitted kitchen. Outside, there is a generous enclosed rear garden with a brick built shed, providing useful storage and outdoor space.

## Location

Hillmorton offers a good range of local shops and amenities including pubs, a hotel, post office, supermarkets and a variety of independent eateries and services. Rugby railway station is under three miles away, with trains reaching London in around 54 minutes.

The area is well served for schooling, including Ashlawn School, Lawrence Sheriff Grammar School, Paddox Primary School and Squirrels pre school, with Rugby School and the town centre both a short drive away.

Set on the edge of Hillmorton, the property is ideal for those who enjoy walking, with open countryside, public footpaths and the canal at Hillmorton Locks close by.

## Entrance Hall

Enter via composite door. uPVC window to the side elevation. Radiator. Stairs to first floor.

## Lounge

10'9 x 10'9 (3.28m x 3.28m)

Window to the front elevation. Coal effect gas fire. TV point. Radiator. Opening into:

## Dining Room

9'0 x 11'5 (2.74m x 3.48m)

Window to the rear elevation. Radiator. Door into:

## Kitchen

6'0 x 11'0 (1.83m x 3.35m)

With a range of base and eye level units and roll top work surfaces. Built in sink with drainage board and mixer tap. Space for cooker. Space for fridge and freezer. Space and plumbing for washing machine. Wall mounted boiler. Cupboard housing Electric consumer unit. Door to side.

## Stairs & Landing

Window to side elevation. Loft hatch. Cupboard. Doors to further accommodation.

## Bedroom One

12'0 x 10'2 (3.66m x 3.10m)

Window to front elevation. Radiator. Cupboard.

## Bedroom Two

9'0 x 12'2 (2.74m x 3.71m)

Window to rear elevation. Radiator.

## Bathroom

6'0 x 5'8 (1.83m x 1.73m)

Single bath and electric shower over. Wash hand basin with pedestal and taps. Low flush wc. Window to rear. Extractor fan. Radiator.

Tel: 01788 221242

## Rear Garden

On split levels with a patio area, lawn area and outside shed. Access to front. Fencing to boundaries.

## Front Garden

With an opportunity to convert to a driveway the front garden has a lawned area and fencing with hedgerow.

## 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.



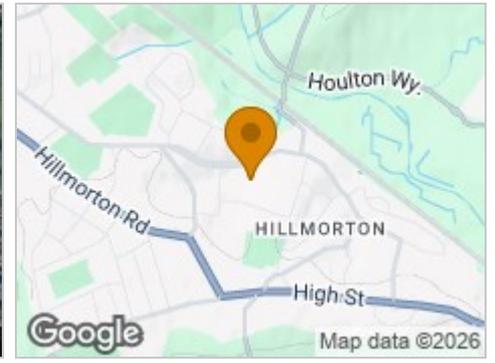
## Road Map



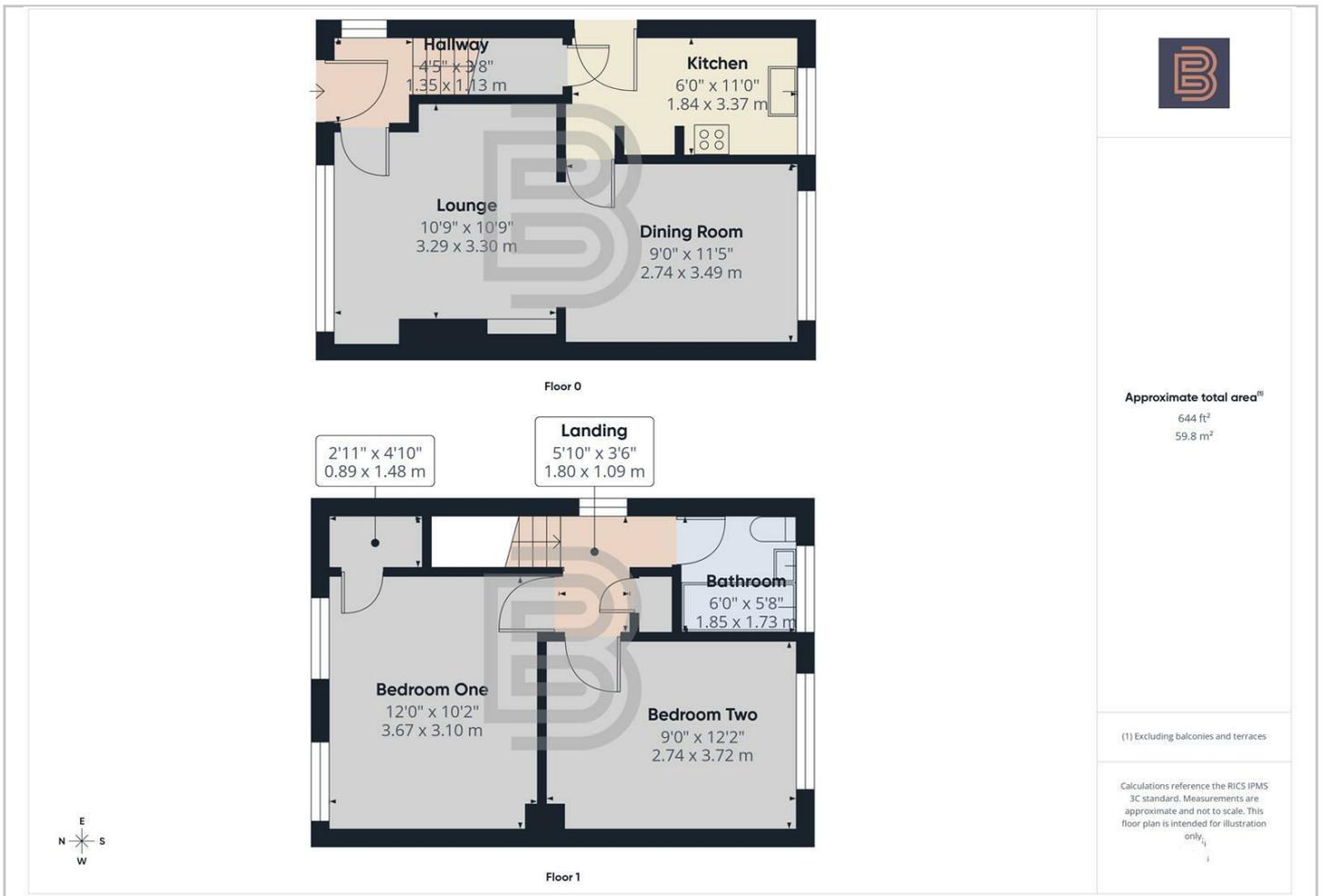
## Hybrid Map



## Terrain Map



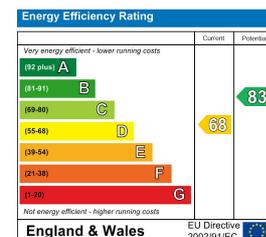
## Floor Plan



## 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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