



# Ellis Brooke



## 46 Evans Road

Bilton, Rugby, CV22 7HT

**Offers in excess of £250,000**



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## Porch

Double glazed doors to two sides. Internal door to the entrance hall. Double glazed window.

## Hallway

Doors off to Kitchen, Lounge, Two Bedrooms & Bathroom. Two storage cupboards (one housing boiler). Radiator.

## Kitchen

Double glazed window into the Conservatory area. Radiator. Range of base and eye level units with work surface over and tiling to splashbacks. Ceramic sink/drain. Integrated double oven, gas hob and extractor. Space for a fridge/freezer. Space and plumbing for a washing machine. Space for a slimline dishwasher.

## Lounge

Double glazed sliding patio doors into Conservatory. Radiator. Electric fire. Stairs to first floor bedroom.

## Conservatory

Standard dwarf wall and double glazed construction. Wall mounted heater. Double glazed door to the patio and garden.

## Bedroom One

Double glazed window to the front aspect. Radiator. Full range of fitted bedroom furniture.

## Bedroom Two / Dining Room

Currently used as a Dining Room.

Double glazed windows to dual aspects. Radiator.

## Bathroom

Double glazed window to the side aspect. Panelled bath with shower over. Pedestal wash hand basin. Low flush WC. Heated towel rail. Fully tiled.

## Landing

Small landing with door into bedroom.

## Bedroom

Double glazed window to the front aspect. Radiator. Door to useful walk-in loft/eaves storage space.

## Loft Space

Mainly boarded. Light and power connected. Excellent storage.

## Driveway/Frontage

Paved frontage providing off road parking with a raised planter/border.

Along the side of the property is vehicular access leading to the garage.

## Rear Garden

Enclosed by a mixture of timber fencing and concrete panels. Initial full width patio area with door into porch. Several shallow steps up to lawned section with pathway along one side. Summerhouse with hard-standing. Borders and planters. Courtesy door into garage.

## Garage

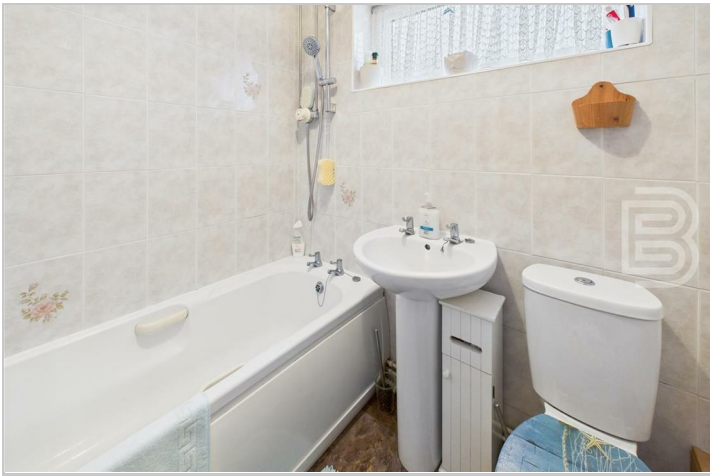
20'3" x 8'5" (6.17m x 2.57m)

Accessed to the rear of the property (via side lane).

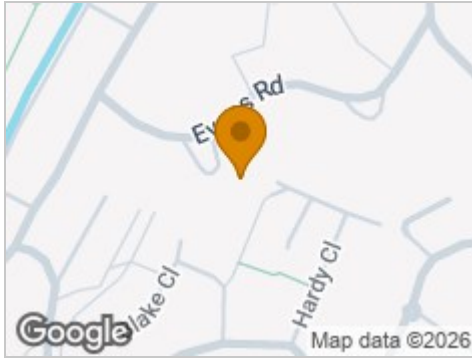
Electric roller door. Power and light connected. Courtesy door into garden.

## 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



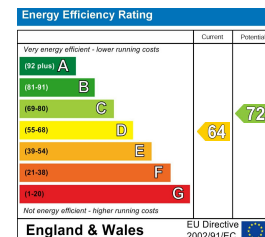
## Floor Plan



## 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