



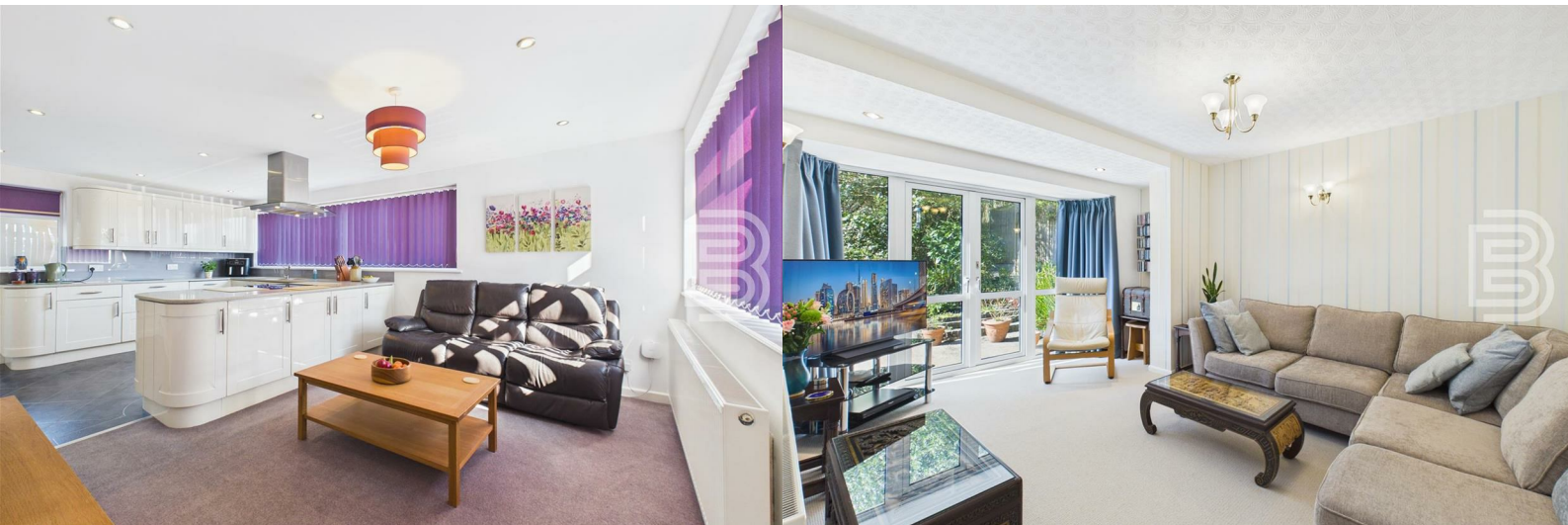
Ellis Brooke



98 Carlton Road

Bilton, Rugby, CV22 7PE

Offers in excess of £400,000



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Hallway

Composite double glazed front door. Full height double glazed window. Karndean flooring. Stairs to first floor. Radiator. Doors off to Kitchen, Office, Dining Room, WC & Utility Room.

Kitchen/Diner

Double glazed windows to three aspects with a double glazed door to the side. Inset spotlights to the kitchen area with Karndean flooring. Radiator. Heated towel rail. Full range of base and eye level units with modern work surfaces over. Integrated fridge and freezer. Integrated dishwasher. Integrated double oven and microwave. Water softener. Integrated induction hob with extractor over. Inset stainless steel sink/drainage with directional mixer tap.

Dining Room

Full height picture window to the rear garden. Radiator. Door to Living Room. Under-stairs cupboard.

Living Room

Double glazed French Doors and windows to the rear garden. Radiator.

Office

Double glazed window to the front aspect. Radiator.

Utility Room

Double glazed windows to the side and rear with a double glazed door to the patio area. Karndean

flooring. Inset spotlights. Extractor. Additional sink/drainage. Extensive range of base and eye level units with work surfaces over. Integrated fridge and freezer. Radiator. Space and plumbing for washing machine and dryer. Space for a further appliance.

Guest WC

Double glazed window to the rear aspect. Low flush WC. Karndean flooring. Radiator. Pedestal wash hand basin. Tiling to splashbacks.

Landing

Doors off to all 4 bedrooms and shower room. Two storage cupboards (one housing Worcester combination boiler)

Bedroom One

Double glazed windows to the front and rear aspects. Radiator.

Bedroom Two

Double glazed windows to two aspects. Radiator. Small eaves cupboard.

Bedroom Three

Double glazed windows to two aspects. Radiator.

Bedroom Four

Double glazed window to the rear aspect. Radiator. Small eaves cupboard.

Shower Room

Double glazed window (with built-in blind) to the

rear aspect. Heated towel rail. Enclosed shower cubicle. Extractor. Low flush WC. Wash hand basin set into vanity unit. Inset spotlights.

Frontage & Driveway

Primarily block paved driveway providing off road parking for 4/5 cars. Gated side access leading to rear garden. Lawned area with monkey puzzle tree.

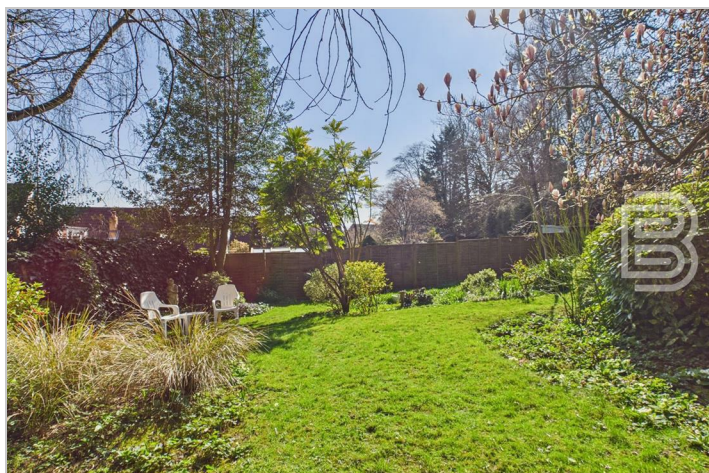
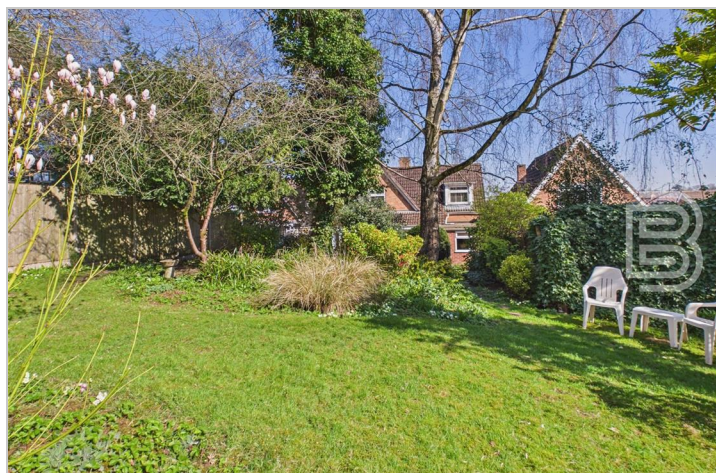
Rear Garden

Substantial enclosed garden with views of St Marks Church. Initial concrete patio with seating area and small pond. Gated side access. Pathway running up one side of the garden. Curved sweeping borders with a large range of flowers, plants and shrubs. Multiple trees including silver birch. Two sheds with hard-standings.

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

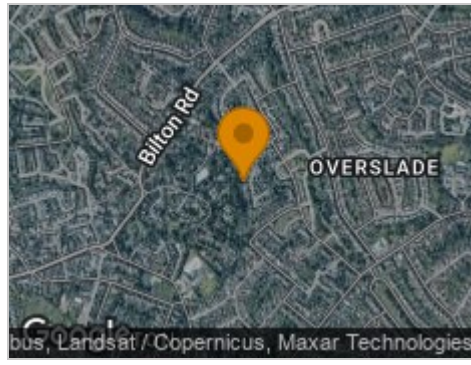
identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (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.



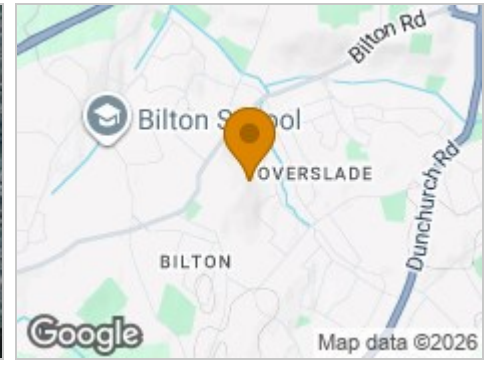
Road Map



Hybrid Map



Terrain Map



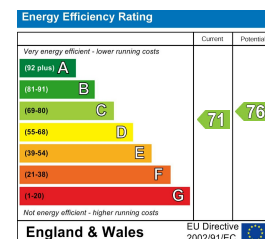
Floor Plan



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.



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