



Ellis Brooke



246 Alwyn Road

Bilton, Rugby, CV22 7RR

Guide price £375,000



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Hallway

Wooden part glazed front door with glazed side panel. Stairs to first floor. Doors off to Lounge, Dining Room and Kitchen. Radiator. Picture rail.

Lounge

Metal framed windows to the front aspect. Opens through to Dining Room. Radiator. Wood burner inset into chimney breast. Picture rail.

Dining Room

Double glazed square bay window to the rear garden. Opens into Kitchen area. Radiator. Coving. Inset spotlights.

Kitchen

Wooden window to the rear aspect. Part glazed door into Lean-To. Pantry cupboard. Space for a cooker. Sink. Range of base and eye level units. Quarry tile flooring. Range of base level units. Wall mounted combination boiler. Inset spotlights. Shelving. Wood panelling.

Lean-To

Double glazed door to the garden. Doors off to WC, brick built storage room and work room. Tiled flooring.

Work Room (former garage)

Double part glazed wooden doors to the front aspect. Radiator. Inset spotlights.

Landing

Doors off to all three double bedrooms and bathroom. Loft access hatch. Over-stairs

cupboard. Single glazed window to the side aspect.

Bedroom One

Metal framed window to the front aspect. Radiator. Eaves cupboard. Picture rail.

Bedroom Two

Metal framed windows to the front and rear aspects. Radiator. Picture rail.

Bedroom Three

Metal framed window to the rear aspect. Radiator. Corner storage cupboard (former airing cupboard). Picture rail.

Bathroom

Metal window to the rear aspect. Radiator. Low flush WC. Wall mounted wash hand basin. Panelled bath. Wood effect flooring.

Front Garden

Enclosed by hedges and bushes. Partial concrete hard-standing with the rest being laid to lawn.

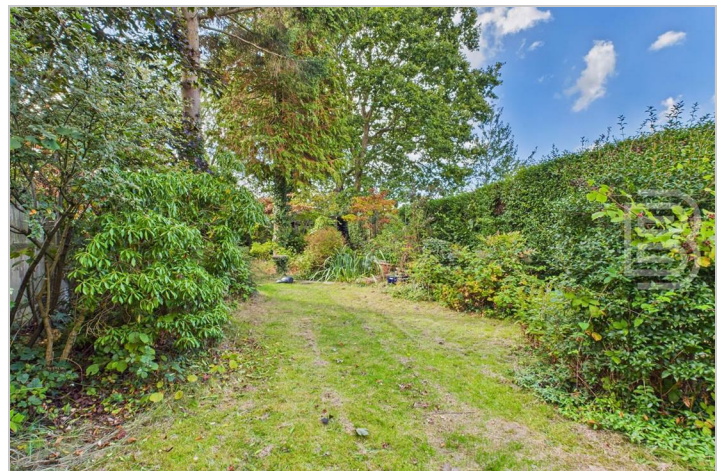
Rear Garden

Secluded and sizeable rear garden enclosed by a mixture of hedges, fences and bushes. Initial concrete area leading to primary lawned section with pond, winding pathway through to end portion of garden and borders. Final private part of the garden abuts farmland to the rear and has a workshop/shed and provision for growing fruit and veg.

Money Laundering Regulations

Tel: 01788 221242

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



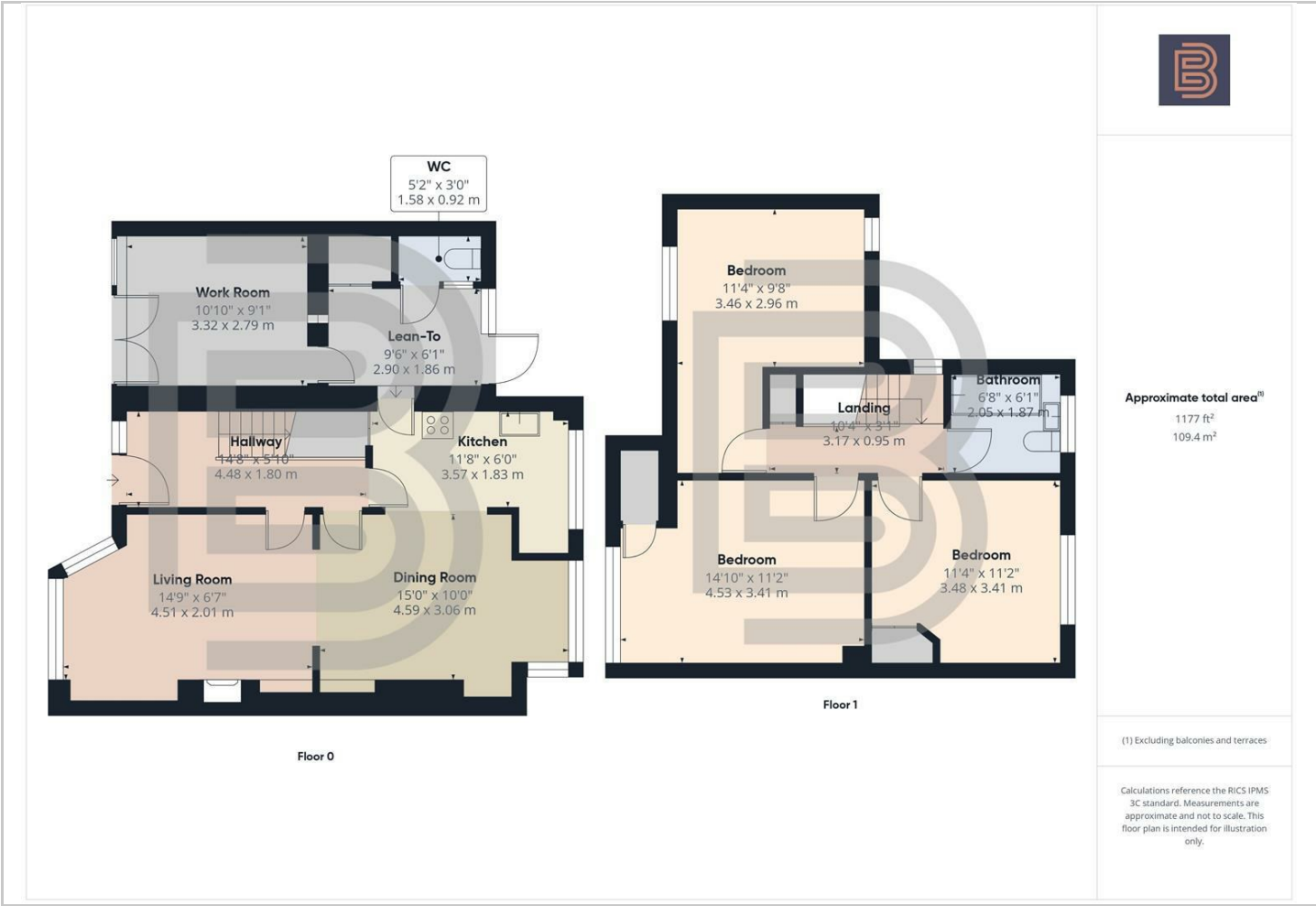
Hybrid Map



Terrain Map



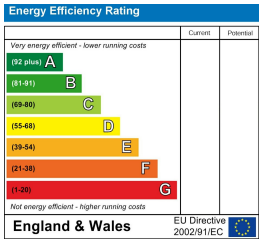
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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