



# Ellis Brooke



95 Percival Road  
Hillmorton, Rugby, CV22 5JX

**Guide price £310,000**



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#### Hallway

Composite front door with double glazed window above. Stairs to first floor. Radiator. Doors to Lounge and Kitchen/Diner. Understairs cupboard. Small meter cupboard. Karndean flooring. Single glazed window to the side.

#### Lounge

Double glazed window to the front aspect. Radiator.

#### Kitchen Diner

Double glazed French Doors and windows to the rear aspect. Further double glazed window to the side aspect. Two Velux windows. Karndean flooring. Inset spotlights. Door to WC. Full range of base and eye level units with work surface over and tiling to splashbacks. One and half bowl stainless steel sink/drainer. Central island with further work surface and storage units. Space for a fridge/freezer. Integrated oven plus induction hob and extractor. Integrated dishwasher and washing machine. Radiator.

#### WC

Double glazed window to the rear aspect. Karndean flooring. Low flush WC.

#### Landing

Double glazed window to the side aspect. Doors off to all 3 bedrooms and bathroom. Loft access hatch.

#### Bedroom One

Double glazed window to the front aspect. Radiator.

#### Bedroom Two

Double glazed window to the rear aspect. Radiator. Two banks of fitted wardrobes - one of which houses the replacement Worcester combination boiler.

#### Bedroom Three

Double glazed window to the front aspect. Radiator. Wood effect flooring.

#### Bathroom

Double glazed window to the rear aspect. Tiled flooring. Panelled bath with rainfall style shower over. Low flush WC. Wash hand basin with vanity unit. Heated towel rail. Wood effect flooring. Extractor.

#### Frontage

Block paved driveway for 2 cars. Stone border with low level picket fence to one side. Gated garden access via side walkway.

#### Garden

Enclosed to all sides by timber fencing. Gated side access. Full width sandstone style patios at both ends of the garden. Mainly laid to lawn.

#### 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.



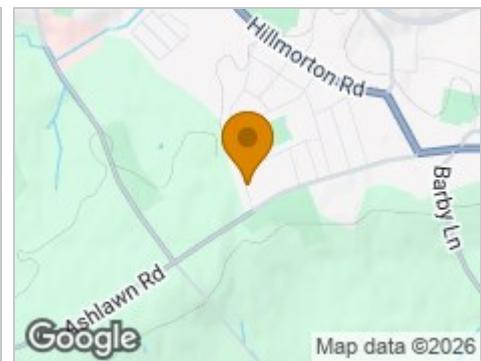
## Road Map



## Hybrid Map



## Terrain Map



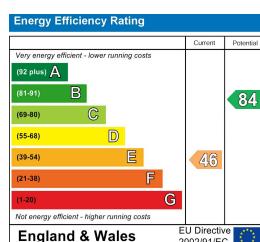
## Floor Plan



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



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