



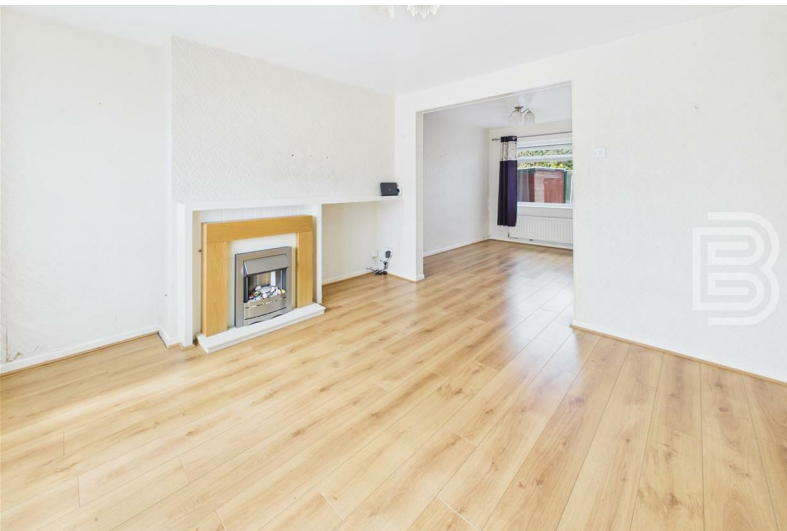
Ellis Brooke



15 Eden Road

Hillmorton, Rugby, CV21 4HS

Guide price £235,000



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Summary

A mid terraced home offering living accommodation arranged over two floors and enjoys a great location in Hillmorton, Rugby.

The property resides on a plot featuring a block paved driveway providing ample off road parking to the frontage. To the rear aspect is an enclosed garden laid mainly to lawn with well-cultivated shrubbery/flower beds to borders and patio space.

The well-proportioned internal accommodation comprises in brief of an entrance hallway, spacious lounge through to a dining room. Kitchen, utility area and downstairs WC. Upstairs there are three bedrooms and family bathroom. With no onward chain this would suit any first time buyer or investor.

Location

Hillmorton has a range of amenities and shops to include a hotel, public houses, post office, supermarkets, hardware store, beauticians, hairdressers, veterinary, and a range of eateries and bespoke stores.

Schooling includes the ever popular Ashlawn School, Lawrence Sheriff grammar school and outstanding Ofsted rated Hillmorton Primary School which is just a few minutes walk away. The world famous Rugby School is also a short drive away.

Porch

Of uPVC construction.

Entrance Hall

Enter via obscure uPVC glazed door. Stairs to first floor. Radiator. Doors to further accommodation.

Lounge

uPVC double glazed window to the front elevation. Laminate flooring. Radiator. Electric fireplace. Opening into:

Dining Room

uPVC window to the rear elevation. Radiator. Door into:

Kitchen

With a range of base and eye level units and roll top work surfaces. Built in sink with drainage board and mixer tap. uPVC window to the rear. Space for gas cooker. Space for fridge/freezer. Understairs cupboard. Wall mounted boiler. Door into

Rear Lobby

Doors to further accommodation. Door to outside

Utility area

Plumbing for washing machine.

WC

Low flush WC

Stairs & Landing

Built in cupboard. Loft access.

Bedroom One

uPVC window to the rear elevation, Radiator.

Bedroom Two

uPVC window to the front elevation. Radiator. Built in cupboard.

Bedroom Three

uPVC window to the front elevation. Radiator. Cupboard.

Bathroom

Single panel bath with mixer tap. Mixer shower over. Low flush wc and wash hand basin built into vanity cupboard. Radiator. Extractor fan.

Rear Garden

Mainly laid to lawn with patio area. Fencing to boundaries. Outside storage shed. Gate to side access.

Driveway

Block paved driveway for several vehicles.

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



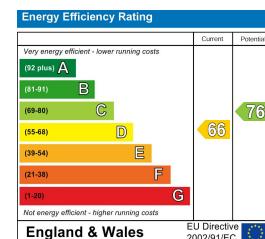
Floor Plan



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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