



Ellis Brooke



46 Mellish Road

Bilton, Rugby, CV22 6BB

Asking price **£185,000**



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## Summary

With no onward chain this, two bedroom mid terraced home is ideal for first time buyers, investors or people looking to downsize. There is plenty of parking to the front of the property, a fitted kitchen, open plan lounge/dining room. Two double bedrooms and bathroom and private rear garden. Located close to various amenities it should be an option for any buyers looking in the south of Rugby.

## Location

There are a range of amenities available within the immediate area to include a parade of local shops and stores, Co-Op express store, hot food takeaway outlets and has local schooling for all ages.

There is a regular bus service to Rugby town centre and easy access to the M1, M6, A5 and A14 road and motorway networks. Rugby railway station offers a regular mainline intercity service to Birmingham New Street and London Euston within the hour.

## Entrance Hall

Enter via wooden glazed door. Laminate flooring. Radiator. Stairs to first floor. Understairs cupboard. Opening into:

## Kitchen

5'6 x 10'9 (1.68m x 3.28m)

With a range of base and eye level units and roll

top worksurfaces. Built in sink with drainage board and mixer tap. Window to the front elevation. Space for fridge/freezer. Space and plumbing for washing machine. Built in oven with gas hob and extractor hood. Wall mounted boiler.

## Lounge/Dining Room

11'6 x 15'8 (3.51m x 4.78m)

Radiator. TV point. Door into garden.

## Stairs & Landing

Loft hatch and doors to further accommodation.

## Bedroom One

11'9 x 10'4 (3.58m x 3.15m)

Window and radiator.

## Bedroom Two

8'4 x 8'5 (2.54m x 2.57m)

Window and radiator.

## Bathroom

5'8 x 6'11 (1.73m x 2.11m)

Bath. Electric shower. Low flush wc. Wash hand basin and taps. Extractor fan.

## Rear Garden

Mainly laid to lawn with fencing to all boundaries and gate to the rear of the property for access.

## Front & Driveway

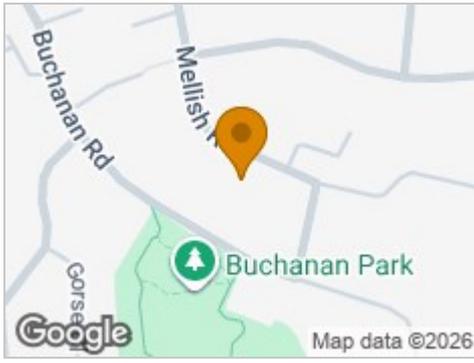
Tarmac driveway for several cars.

Money Laundering Regulations

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## Road Map



## Hybrid Map



## Terrain Map



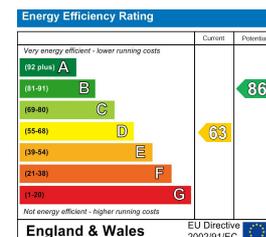
## Floor Plan



## 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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