



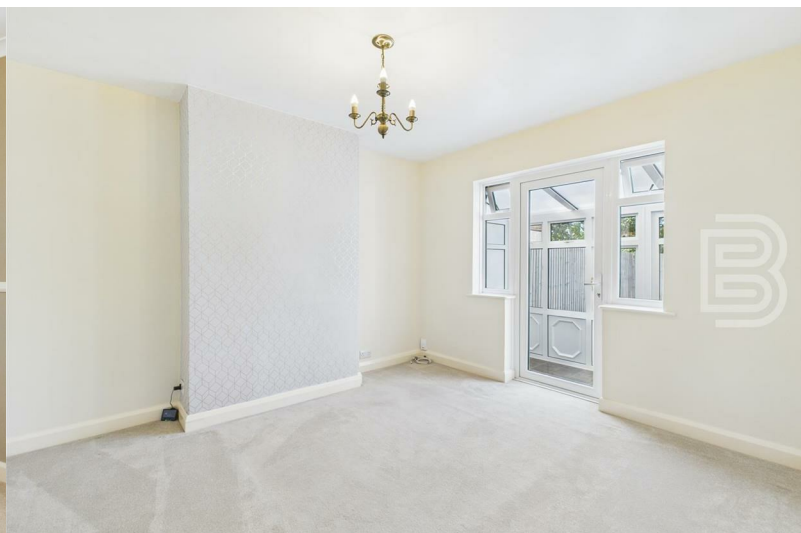
# Ellis Brooke



## 26 Willoughby Place

Hillmorton, Rugby, CV22 5JE

**Guide price £279,950**





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## Hallway

uPVC front door with double glazed vertical window. Initial tiled floor area which leads onto wood effect flooring. Stairs to first floor. Radiator. Door to Lounge, door to Dining Room, door to Kitchen. Two under-stairs cupboards. Coving.

## Lounge

Double glazed bay window to the front aspect. Radiator. Dado rail. Coving.

## Dining Room

Double glazed door and windows to the Lean-To. Radiator.

## Kitchen

Double glazed windows to the side and rear aspects. Double glazed door into Lean-To. Radiator. Range of base and eye level units with work surfaces over. Tiling to splashbacks/ Stainless steel sink/drainers with mixer tap. Integrated oven with gas hob and extractor. Wood panel section to the wall. Space for fridge/freezer. Space and plumbing for washing machine. Space for further appliance.

## Sun Room/Lean-To

Traditional uPVC and double glazed construction. Double doors out to rear garden.

## Landing

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

## Bedroom One

Double glazed bay window to the front aspect. Radiator.

## Bedroom Two

Double glazed window to the rear aspect. Two sets of built in cupboards (one of which houses Vaillant combination boiler)

## Bedroom Three

Double glazed window to the front aspect. Radiator.

## Bathroom

Double glazed window to the rear aspect. Fully tiled walls. Tiled floor. Panelled bath with mixer tap and electric shower over. Pedestal wash hand basin. Low flush WC. Extractor. Radiator.

## Driveway

Side by side parking laid to stones. Access along the side of the property with gate into garden. Provision/cable in place for vehicle ECP.

## Garden

Enclosed by timber fencing to all sides. Gate for side access. Initial full width stone section with slabbed hard-standing/patio. Remainder of the garden is laid to lawn with borders. Shed with hard-standing. South-west facing.

## 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



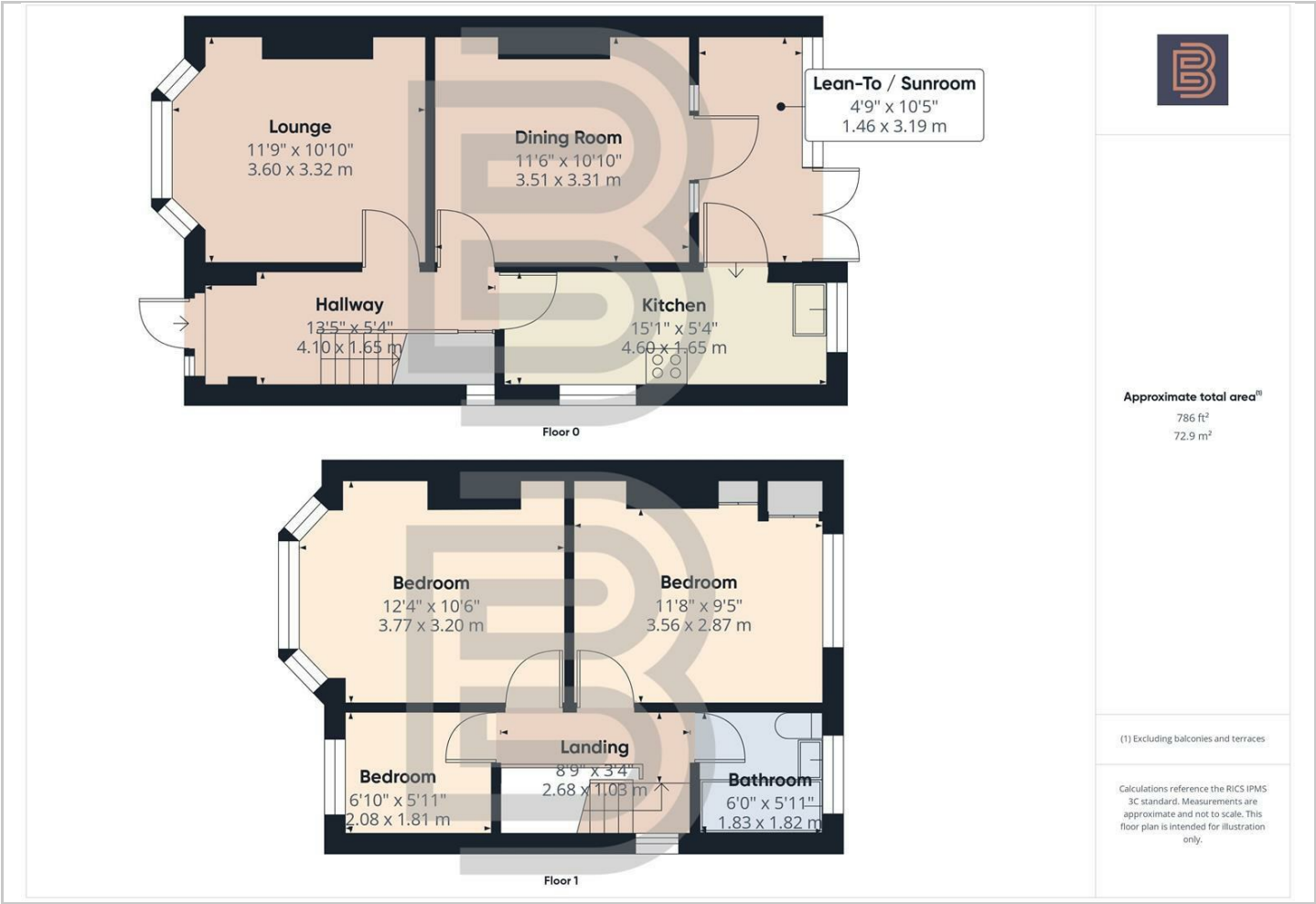
Hybrid Map



Terrain Map



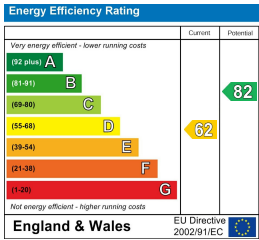
Floor Plan



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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