



Ellis Brooke



7 Village Mews Bawnmore Road

Bilton, Rugby, CV22 7QJ

Guide price £175,000



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Location

This property is just a short walk from the centre of Bilton. Close by you'll also find two supermarkets, a doctor's surgery, dentist, chemist, hairdressers, beauty salon, coffee shops, eateries, a butcher and four churches.

Outside (Front)

Pathway leading to the front door. Side gate giving access to the garden. Allocated parking space for the property and two visitor parking spaces.

Entrance

Enter through a double glazed front door. Part glazed door separates the entrance lobby to the lounge area. Tiled floor.

Hallway

Entrance to kitchen through the door in the hallway. Under the stairs storage available. Opens up into the lounge area. Stairs to the first floor.

Kitchen

Tiled Floor. Double glazed window to the rear aspect with view of the garden. Stainless steel sink and drainer with mixer tap. Tiling on splashback area. Base level cupboard units with worktop above. Eye level cupboard units. Integrated double oven and electric hob with extractor. Integrated slimline dishwasher. Space for a washing machine and an under counter fridge.

Lounge Area

Living area has double glazed French doors to the patio and garden. Wood effect flooring. Stairs to the first floor. Electric Heater.

First Floor Landing

Double glazed window to the side. Electric Heater. Doors giving access to both the bedroom and bathroom. Loft access hatch. Wood effect flooring.

Bedroom

Double glazed window to the rear aspect with views of the playing field and garden. Electric heater. Over stairs storage cupboard. Wood effect flooring.

Bathroom

Double glazed window to the rear aspect. Tiled floor. Wash hand basin. Low level flush WC. Panelled bath with mixer shower over. Tiling on splashback areas. Heated towel rail. Extractor fan.

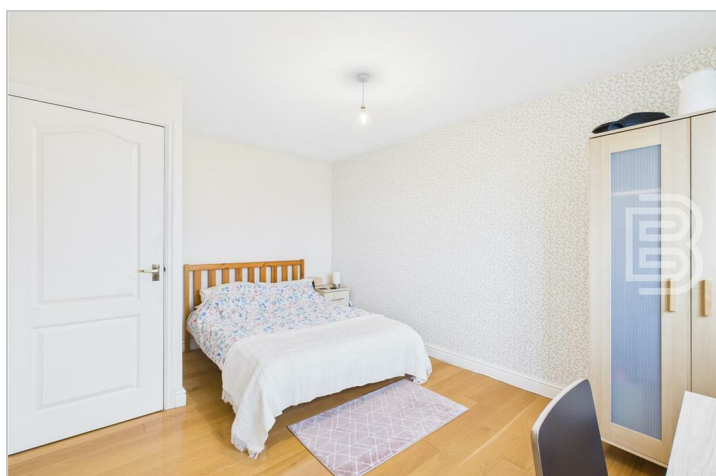
Garden

Good sized garden closed primarily by timber fencing and some hedge. Small outhouse with wooden door. Gate giving access to the front of the property to the side. Small patio area.

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



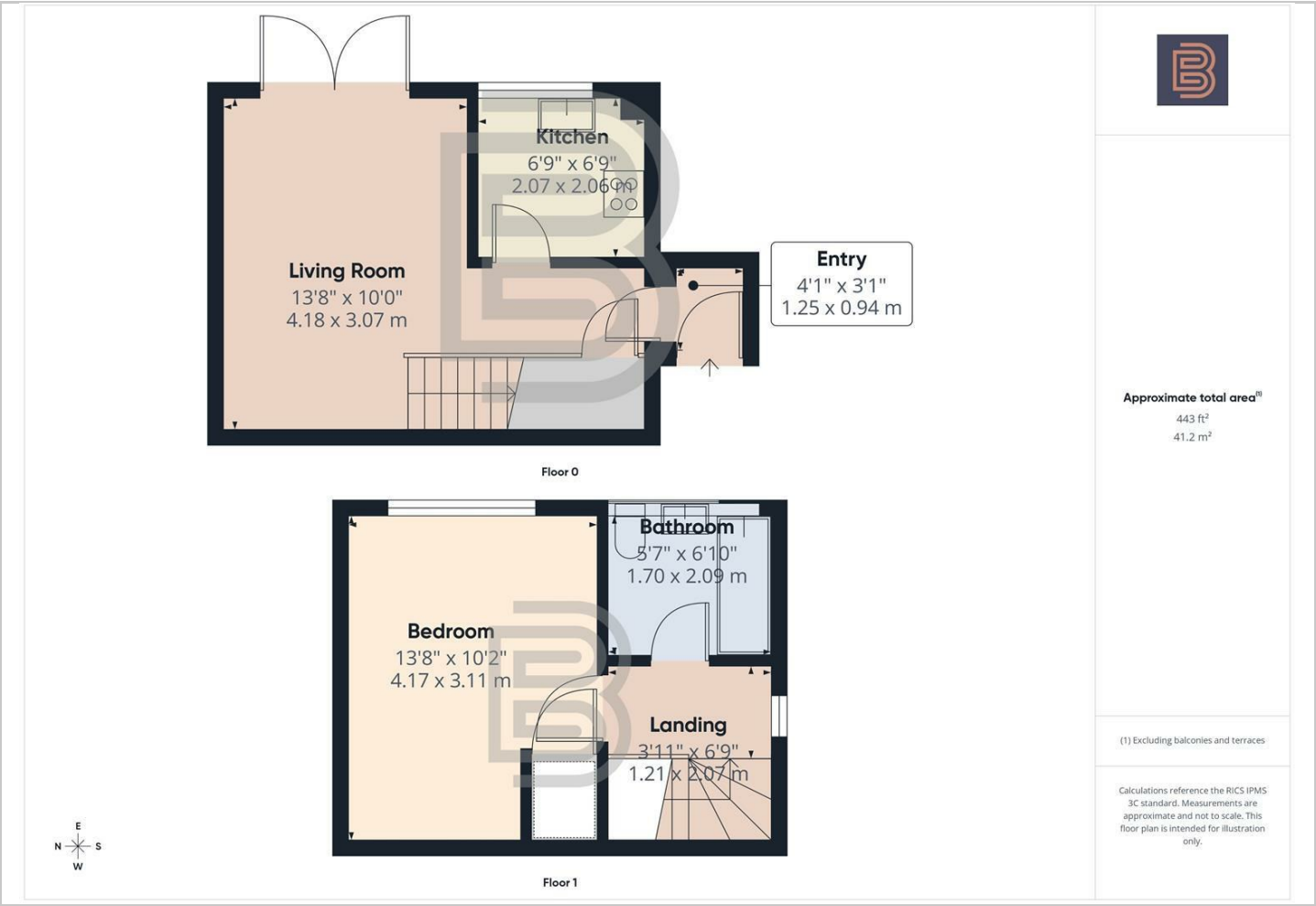
Hybrid Map



Terrain Map



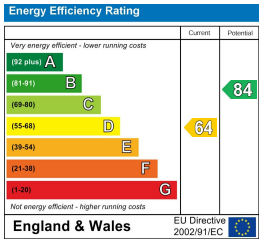
Floor Plan



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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