



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

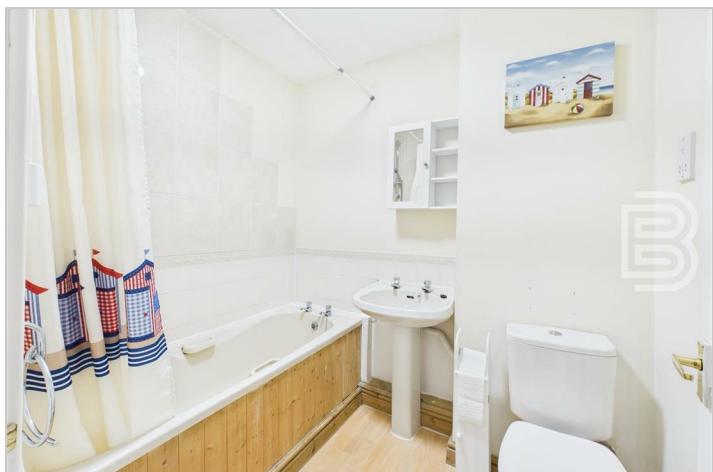
Mainly laid to lawn with fencing to all boundaries and gate to the rear of the property for access.

Front & Driveway

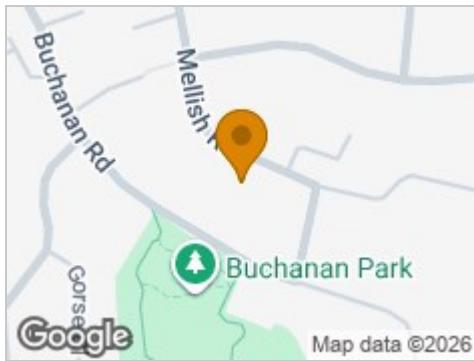
Tarmac driveway for several cars.

Money Laundering Regulations

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



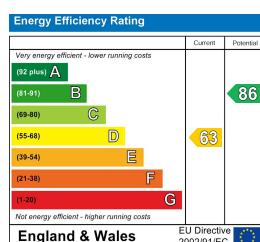
Floor Plan



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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