



Ellis Brooke



37 Freemantle Road

Bilton, Rugby, CV22 7HZ

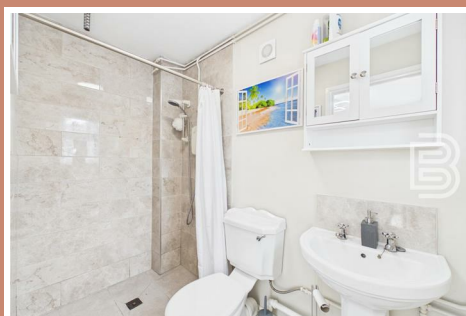
Guide price £230,000



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Entrance Hall

4'0" x 9'8" (1.22m x 2.97m)

The property is accessed via a uPVC front door where you arrive in the entrance hall. There are frosted windows to both side elevations and in addition there are stairs that rise to the first floor and a door which gives access through to.

Living Room

10'5" x 16'1" (3.18m x 4.91m)

A well proportioned room that benefits from a window to the front elevation. This room further benefits from access to a useful storage cupboard. To the rear of the room there are sliding doors which give access through to.

Kitchen

13'3" x 8'0" (4.05m x 2.45m)

The kitchen itself comprises a range of base and eye level units with a wooden worktop over. Within the kitchen there is a fitted electric oven with a four ring gas hob and extractor fan over. Further to this there is space and plumbing for a slimline dishwasher, washing machine, tumble, dryer and tall fridge freezer. The kitchen also gives access to a useful storage cupboard which houses the properties boiler. There is a tiled floor throughout, to the side elevation there is a window that provides natural light and to the rear elevation there is a doorway which gives access through to.

Dining Room

8'1" x 7'8" (2.48m x 2.36m)

The dining room has a continuation of the tiled floor found in the kitchen. To the rear elevation there are double opening doors which provide access to the garden and internal door gives access through to.

Ground Floor Shower Room

4'0" x 7'8" (1.22m x 2.35m)

With a suite that comprises a low-level flush WC, wash hand basin and shower cubicle with electric shower. There is tiling to all splash back areas and to the rear elevation there is a window.

1st Floor Landing

The first floor landing benefits from a window to the side elevation that provides natural light. Further to this there is access to the loft via a loft hatch and in addition access to a useful storage cupboard. There are doors which give access through to all first floor accommodation.

Bedroom 1

13'3" x 11'5" (4.05m x 3.5m)

A very spacious double bedroom that benefits from a window to the front elevation. This bedroom further benefit benefits from access to a useful fitted storage cupboard.

Bedroom 2

7'5" x 12'5" (2.27m x 3.79m)

A double bedroom that benefits from a window to the rear elevation that provides a view over the garden.

Bathroom

5'8" x 6'0" (1.74m x 1.85m)

With a suite that comprises a low-level flush WC, wash hand basin and paneled bath with mixer shower over. Within the bathroom there is tiling to all splash back areas, a wall mounted heated towel rail and to the rear elevation there is a frosted window.

Rear Garden

To the rear of the home is a private and enclosed garden. Enclosed by fencing to all elevations. This relatively low maintenance rear garden has in the main been laid with a gravel stone with several seating areas created throughout the garden offering space for alfresco dining. There is a mature shrub and hedge border. Within the garden there is access to the properties garage and to the side of the home there is gated access to the driveway and space for storage of bins.

Front and Parking

To the front of the property is an area of garden and driveway. The driveway itself is laid with paving stones and provides off-road parking for two vehicles. Further to this an area of planting has been created with some mature shrubs dispersed throughout. A further area of artificial turf could be used to provide additional parking.

Garage

8'7" x 17'11" (2.62m x 5.48m)

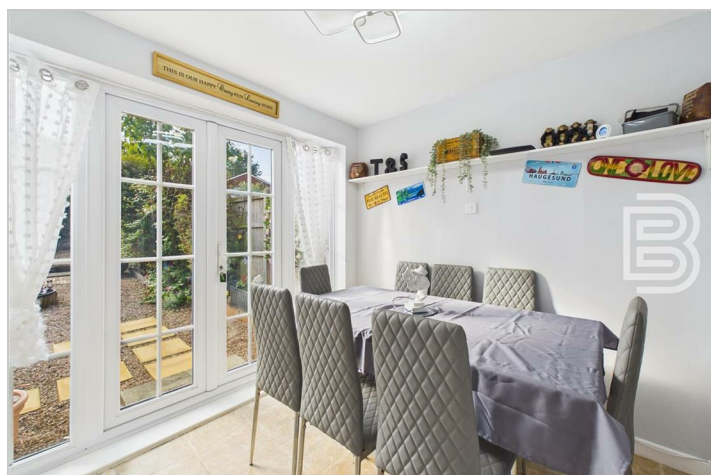
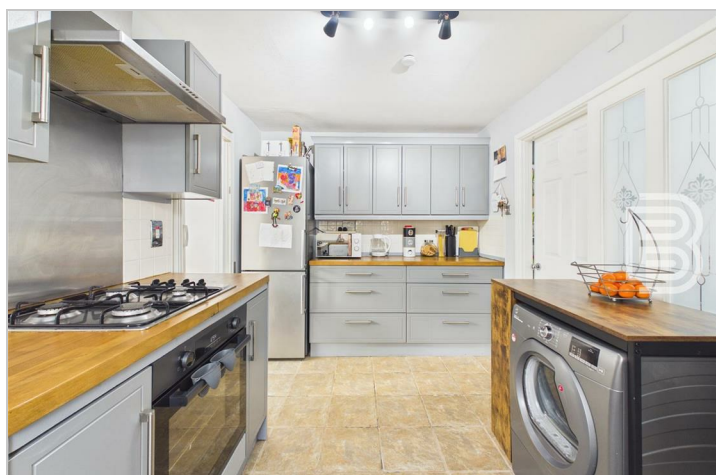
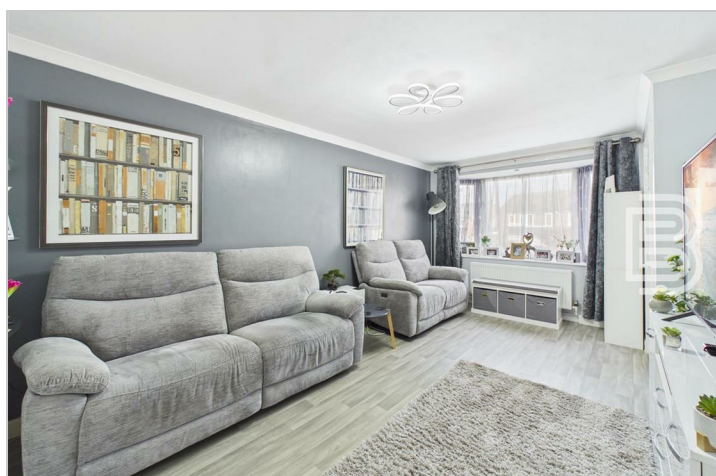
It should be noted that to the front elevation of the garage a fence has been erected. This means at this time no vehicle access is available to the

garage, but the fence could easily be removed and access obtained.

The garage is located to the rear of the property and access from a service road found to the side. There is a manual up and over the door to the front elevation and pedestrian door to the side, which gives access to the garage from the garden. There is light and power connected.

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.



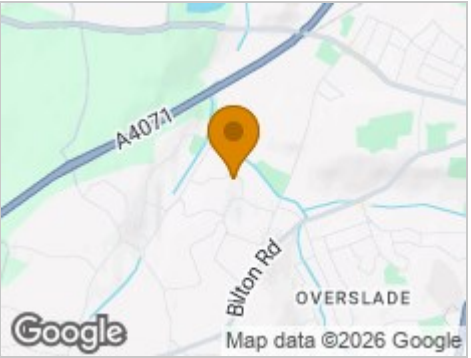
Road Map



Hybrid Map



Terrain Map



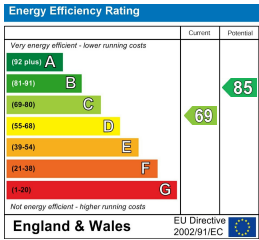
Floor Plan



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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