Ellis Brooke

46 Evans Road

Bilton, Rugby, CV22 7HT

Offers over £240,000

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Porch
Double glazed doors to two sides. Internal door to the entrance hall. Double glazed window.

Hallway
Doors off to Kitchen, Lounge, Two Bedrooms & Bathroom. Two storage cupboards (one housing boiler). Radiator.

Kitchen
Double glazed window into the Conservatory area. Radiator. Range of base and eye level units with work surface over and tiling to splashbacks. Ceramic sink/drainer. Integrated double oven, gas hob and extractor. Space for a fridge/freezer. Space and plumbing for a washing machine. Space for a slimline dishwasher.

Lounge
Double glazed sliding patio doors into Conservatory. Radiator. Electric fire. Stairs to first floor bedroom.

Conservatory
Standard dwarf wall and double glazed construction. Wall mounted heater. Double glazed door to the patio and garden.

Bedroom One
Double glazed window to the front aspect. Radiator. Full range of fitted bedroom furniture.

Bedroom Two / Dining Room
Currently used as a Dining Room.

Double glazed windows to dual aspects. Radiator.

Bathroom
Double glazed window to the side aspect. Panelled bath with shower over. Pedestal wash hand basin. Low flush WC. Heated towel rail. Fully tiled.

Landing
Small landing with door into bedroom.

Bedroom
Double glazed window to the front aspect. Radiator. Door to useful walk-in loft/eaves storage space.

Loft Space
Mainly boarded. Light and power connected. Excellent storage.

Driveway/Frontage
Paved frontage providing off road parking with a raised planter/border.
Along the side of the property is vehicular access leading to the garage.

Rear Garden
Enclosed by a mixture of timber fencing and concrete panels. Initial full width patio area with door into porch. Several shallow steps up to lawned section with pathway along one side. Summerhouse with hard-standing. Borders and planters. Courtesy door into garage.

Tel: 01788 221242

Garage

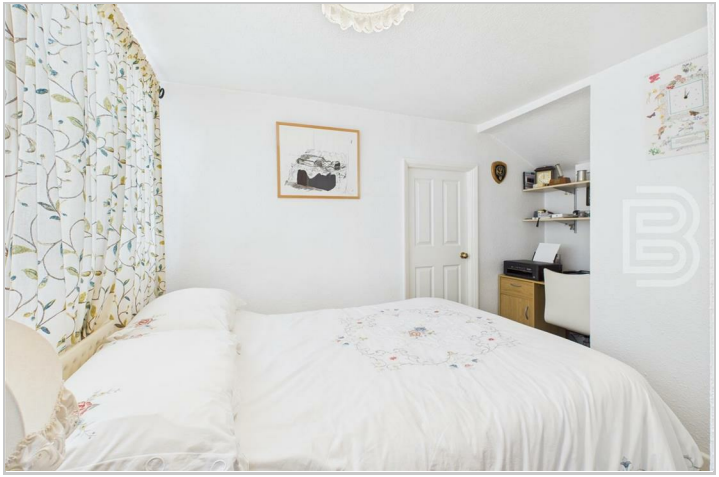
20'3" x 8'5" (6.17m x 2.57m)

Accessed to the rear of the property (via side lane).

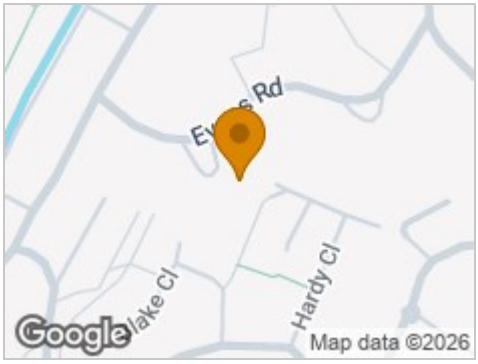
Electric roller door. Power and light connected. Courtesy door into garden.

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

Approximate total area(1)
821 ft²
76.3 m²

Reduced headroom
19 ft²
1.8 m²

(1) Excluding balconies and terraces

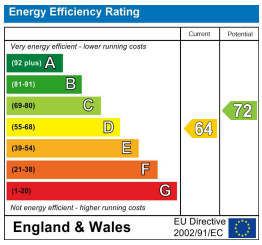
Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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