



Ellis Brooke



21 Charter Road

Hillmorton, Rugby, CV22 5HX

Guide price £235,000



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Entrance Hall

Accessed via a composite front door, the entrance hall provides space for cloaks and shoes storage. There are stairs that rise to the first floor landing and a door which gives access through to the living room.

Living Room

13'8" x 12'7" (4.19m x 3.86m)

With a box style bay window to the front elevation providing natural light to the room. The living room further benefits from a future fireplace with a gas fire set within. To the rear elevation of the room is a door which gives access through to the kitchen diner.

Kitchen Diner

9'0" x 15'11" (2.75m x 4.86m)

The kitchen itself comprises of a range of base and eye level units with a complementary worktop over. There is a fitted electric oven with a four ring electric hob and extractor fan over, in addition there is space and plumbing for a washing machine and tall fridge freezer. The room neatly defines into two areas of kitchen and dining and easily accommodates a dining table. From the dining area there is access to two useful storage cupboards, one of which has space for a tumble dryer. To the side and rear elevation there are windows and in addition to the rear there is a door giving access to the garden.

1st Floor Landing

The first floor landing benefits from a frosted window to the side elevation that provides natural light. Access to loft is obtained via a loft hatch and there are doors which provide access through to all first floor accommodation.

Bedroom 1

12'7" x 11'1" (3.85m x 3.4m)

A spacious double bedroom that benefits from two storage cupboards, one houses the properties boiler. To the front elevation of the room there is a box style bay window providing natural light.

Bedroom 2

10'5" x 9'6" (3.18m x 2.91m)

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

Bathroom

7'4" x 6'0" (2.26m x 1.85m)

With a suite that comprises a low-level flush WC, wash hand basin and paneled bath with electric shower over. To the rear elevation there is a frosted window and within the bathroom the walls are part tiled.

Rear Garden

To the immediate rear of the property is a patio area which provides ample space for alfresco dining. The patio provides access to a useful storage cupboard, and in addition there is a small

picket fence and gate dividing the patio from the remaining garden. The remainder of the garden has been laid to lawn with a paved pathway, running the length of which provides access to the cabin and storage shed.

Garden Cabin

9'6" x 12'5" (2.91m x 3.79m)

To the rear of the garden is a detached cabin that benefits from having light and power connected. The building could be used for a variety of uses such as home office, treatment room or as an additional living space to retreat to. In addition there is a storage area attached providing garden storage.

Driveway

To the front of the home there is a driveway which has been laid with a gravel stone that provides off-road parking for two vehicles. To the side of the home there is a paved pathway giving gated access to the garden.

Money Laundering Regulations

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Road Map



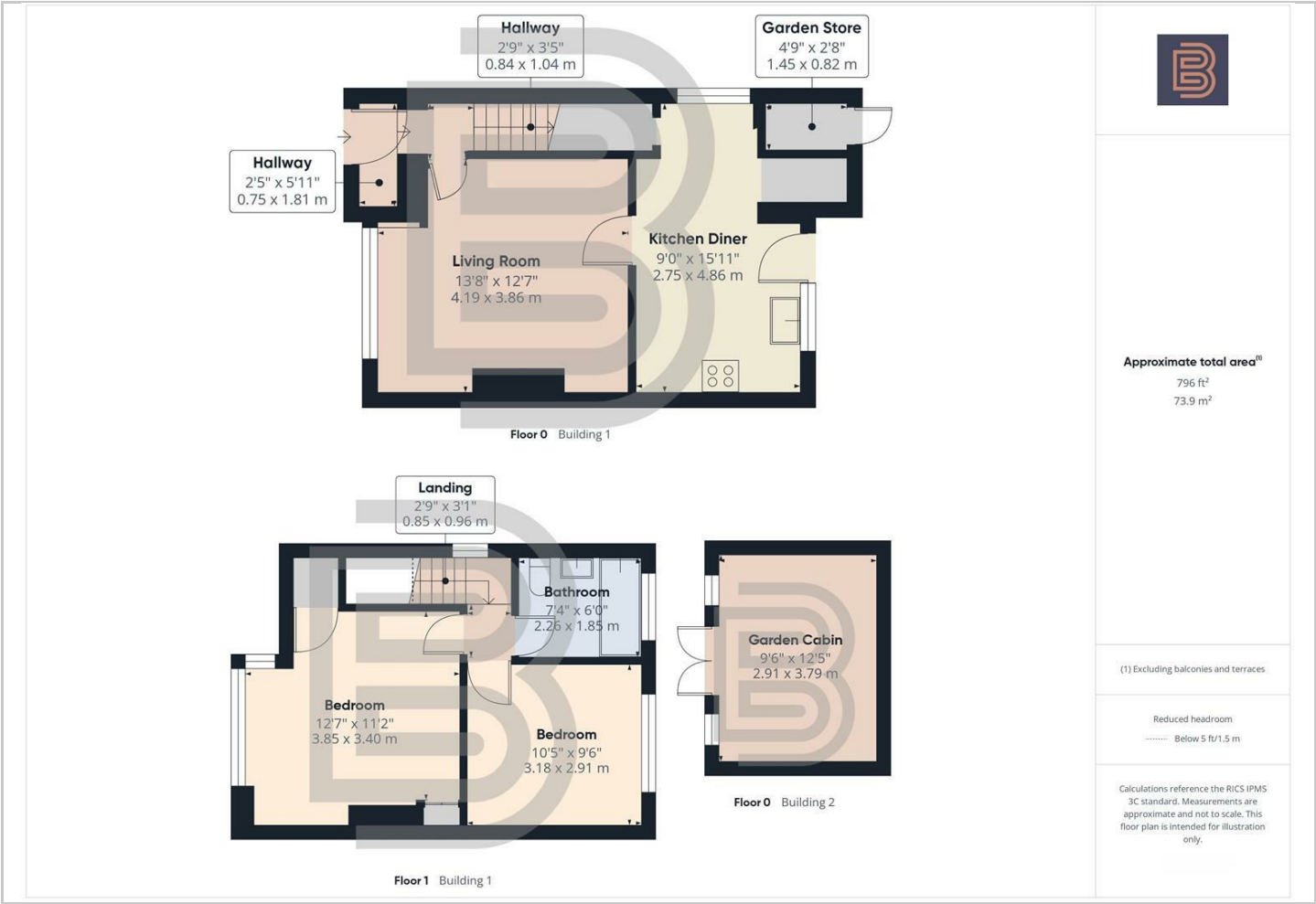
Hybrid Map



Terrain Map



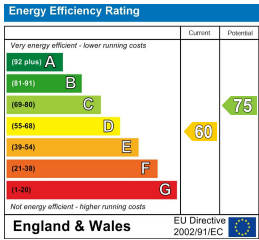
Floor Plan



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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