



Ellis Brooke



42 Lower Hillmorton Road

, Rugby, CV21 3SU

**Guide price £220,000**



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## Entrance Hall

Accessed via a composite front door. The entrance hall has stairs that rise to the first floor and in addition there is a door giving access through to the living/dining room.

## Living/Dining Room

9'11" x 16'0" (3.03m x 4.9m)

A spacious room providing ample space for seating and dining. Within the room there are windows found to the front and side elevations. There is access to a useful under storage cupboard and to the rear elevation of the room is a door which gives access through to the kitchen.

## Kitchen

13'0" x 7'2" (3.97m x 2.2m)

The kitchen comprises of a range of base and eye level units with a complementary worktop over. Within the kitchen there is space for an electric oven, fridge/freezer, washing machine and tumble dryer. To the rear elevation is a window and door which gives access to the garden.

## 1st Floor Landing

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

## Bedroom 1

9'10" x 11'10" (3.01m x 3.61m)

A spacious double bedroom with two window windows to the front elevation.

## Bedroom 2

7'7" x 11'4" (2.32m x 3.46m)

A large single/small double bedroom with a window to the rear elevation providing a view of the garden.

## Bathroom

5'1" x 7'7" (1.56m x 2.32m)

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

## Rear Garden

To the rear of the property is a private and enclosed garden, which in the main has been laid to block paving. To the side elevation of the home is a pathway and gated access to the front. Within the garden there is a useful summer house.

## Summer House

15'8" x 9'10" (4.8m x 3m)

Situated within the garden is a large insulated Dunster House Severn Warmalog cabin, suitable for a variety of uses such as a home office.

### Front Garden

To the front of the home there is a garden area which has been laid to paving throughout. To the front elevation there are low-level brick walls and to the side elevation of the home is a pedestrian gate giving access to the garden.

### Parking Arrangements

On street parking is available at a number of surrounding roads via a resident permit scheme through Rugby Borough Council.

### 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



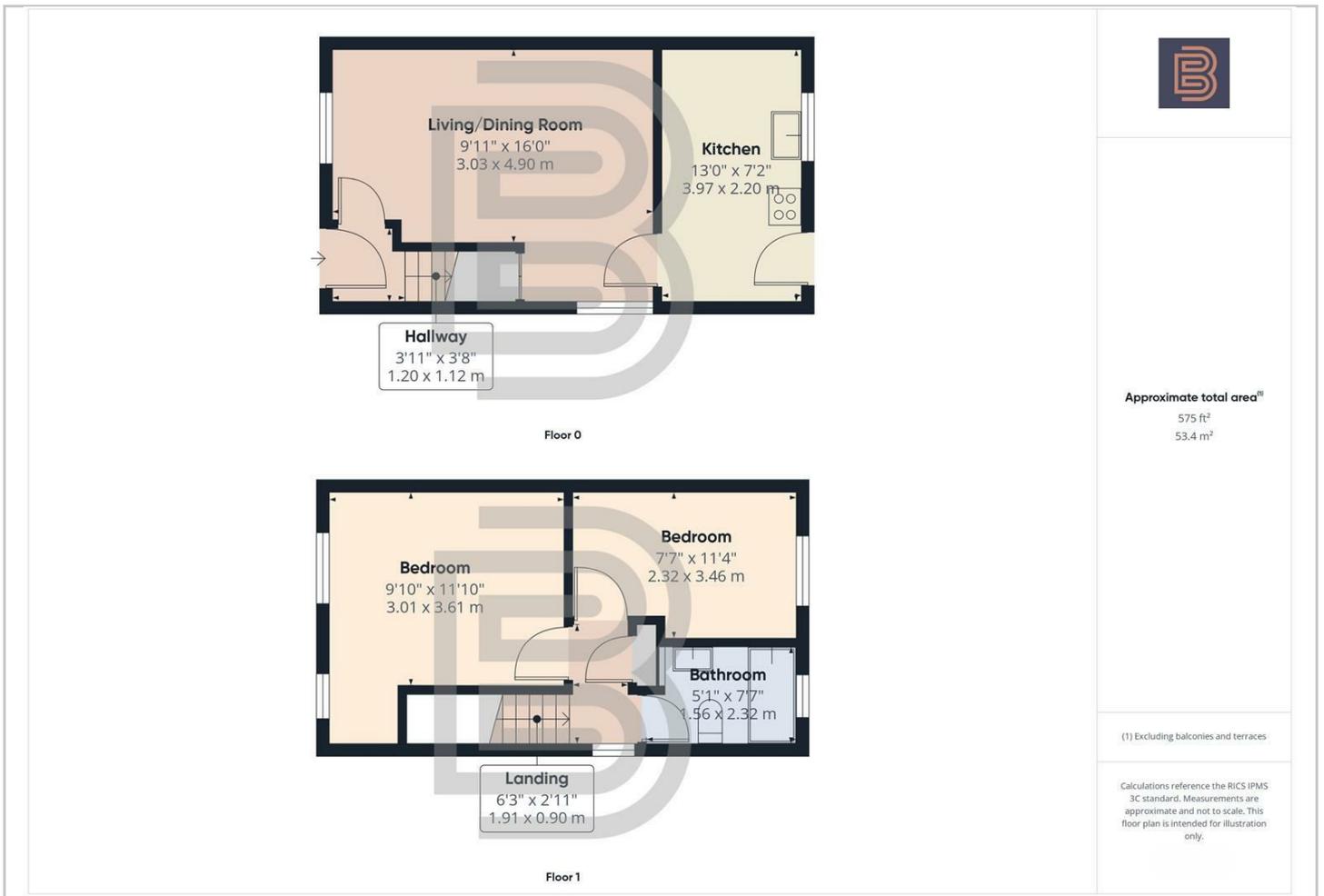
## Hybrid Map



## Terrain Map



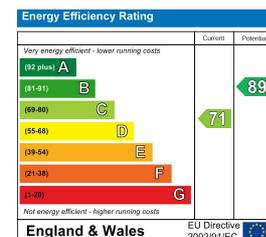
## Floor Plan



## 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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