Ellis Brooke

7 Bracken Drive

Bilton, Rugby, CV22 6SL

Guide price £275,000

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Porch
Double glazed front door and window. Meter cupboard. Radiator. Door into:

Lounge
Double glazed window to the front aspect. Stairs to first floor. Two radiators. Coving.

Breakfast Kitchen
Double glazed doors and two windows into the Conservatory. Tiled floor. Range of base and eye level units with work surface over and tiling to splashbacks. Integrated double oven and gas hob. Space for fridge/freezer. Space and plumbing for washing machine and dishwasher. Radiator. Stainless steel sink drainer with mixer tap. Wall mounted boiler housed in cupboard.

Conservatory
Traditional dwarf wall and uPVC construction. Tiled floor. Radiator. French doors out to rear garden.

Landing
Doors off to all four bedrooms and bathroom. Loft access hatch.

Bedroom One
Double glazed windows to the front and rear aspects. Two radiators. Extensive fitted bedroom furniture. Additional loft hatch. Door to:

En-Suite
Tiled shower cubicle. Low flush WC. Wash hand basin with vanity unit. Extractor. Radiator.

Bedroom Two
Double glazed window to the front aspect. Radiator. Fitted wardrobe.

Bedroom Three
Double glazed window to the rear aspect. Radiator. Fitted wardrobe.

Bedroom Four
Double glazed window to the front. Radiator.

Bathroom
Double glazed window to the rear aspect. Panelled bath. Low flush WC. Pedestal wash hand basin. Tiling to splashbacks. Airing cupboard housing hot water cylinder. Radiator.

Front Garden
Lawned area with trees along one side. Pathway leading to front door.

Driveway
Block paved driveway providing off road parking for at least 2 cars. Leading to garage.

Garage
19'10" x 11' (6.05m x 3.35m)

Garage has large metal up and over door. Power and light connected. Courtesy door leading to rear garden.

Rear Garden
Enclosed by timber fencing. Laid to lawn with corner hard-standing. Block paved patio with steps down to workshop and garage access. Side decked section. Borders.

Tel: 01788 221242

Workshop

Power and light connected. Wooden lockable door leading from garden. Double glazed window.

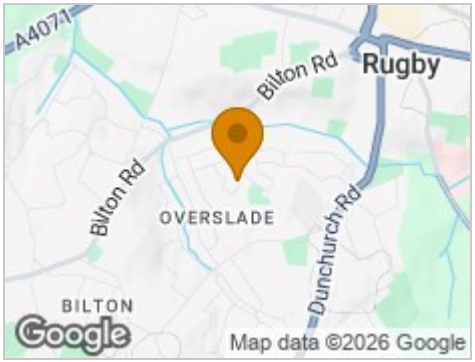
Money Laundering Regulations

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

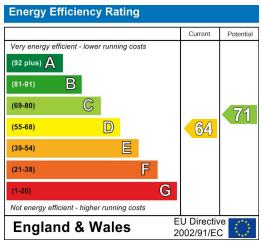


Floor Plan

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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