



# Ellis Brooke



83 Coton Road  
Hillmorton, Rugby, CV21 4LN

**Guide price £210,000**



# 83 Coton Road

## Hillmorton, Rugby, CV21 4LN

### Guide price £210,000



#### Entrance Hall

Accessed via a UPVC composite front door. The entrance hall has stairs that rise to the first floor and in addition a door which gives access through to.

#### Living Room

A spacious room with a window to the front elevation. To the rear elevation of the room there is an open opening which gives access through to.

#### Dining Room

The dining room benefits from sliding patio doors to the rear elevation which provide access to the garden. In addition there is a door which gives access through to.

#### Kitchen

The kitchen itself comprises of a range of base and eye level units with a complementary worktop over. Within the kitchen there is a fitted electric oven with a 4 ring gas hob and extractor fan over. Further to this there is space and plumbing for a washing machine and further space for a fridge/freezer. The kitchen provides access to a useful understairs storage cupboard.

#### 1st Floor Landing

The first floor landing gives access to all first floor accommodation. Access to the loft is obtained by a loft hatch and there is a useful airing cupboard which houses the properties boiler.

#### Bedroom One

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

#### Bedroom Two

A spacious double bedroom with a window to the front elevation.

#### Bedroom Three

A single bedroom with a window to the front elevation. This bedroom further benefits from a fitted cupboard.

#### Bathroom

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

#### Front Garden

To the front of the home there is a garden area which in the main has been laid to lawn. To either side of the lawn is paved pathways, one of which provides access to the front door and the other gives access to the rear garden. This property has the potential to create off-road parking subject to the relevant drop curb permissions from the council.

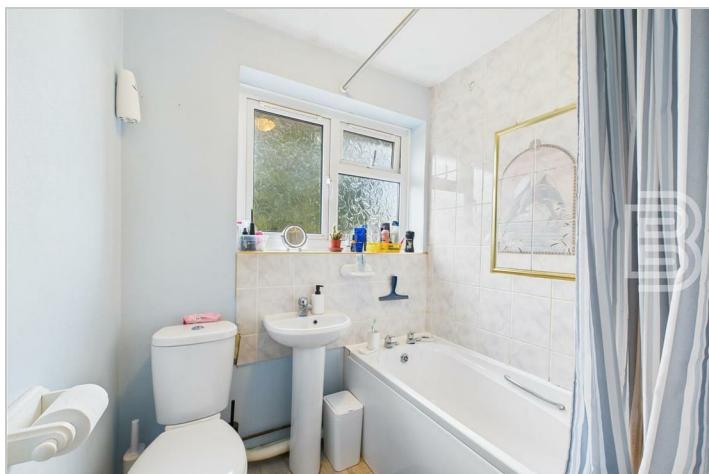
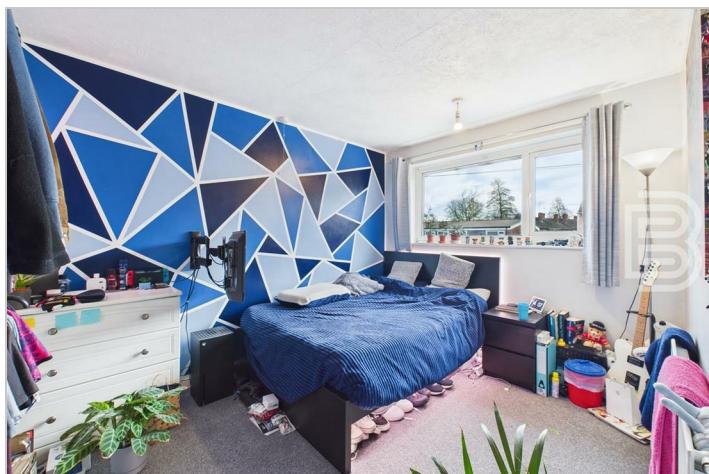
#### Rear Garden

To the rear of the home there is a private and enclosed garden. Enclosed by fencing to all

elevations. To the immediate rear of the property is a patio which provides ample space for alfresco dining. From the patio there is access to an outbuilding. Further to the patio and area the remaining garden has been laid to lawn.

### 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



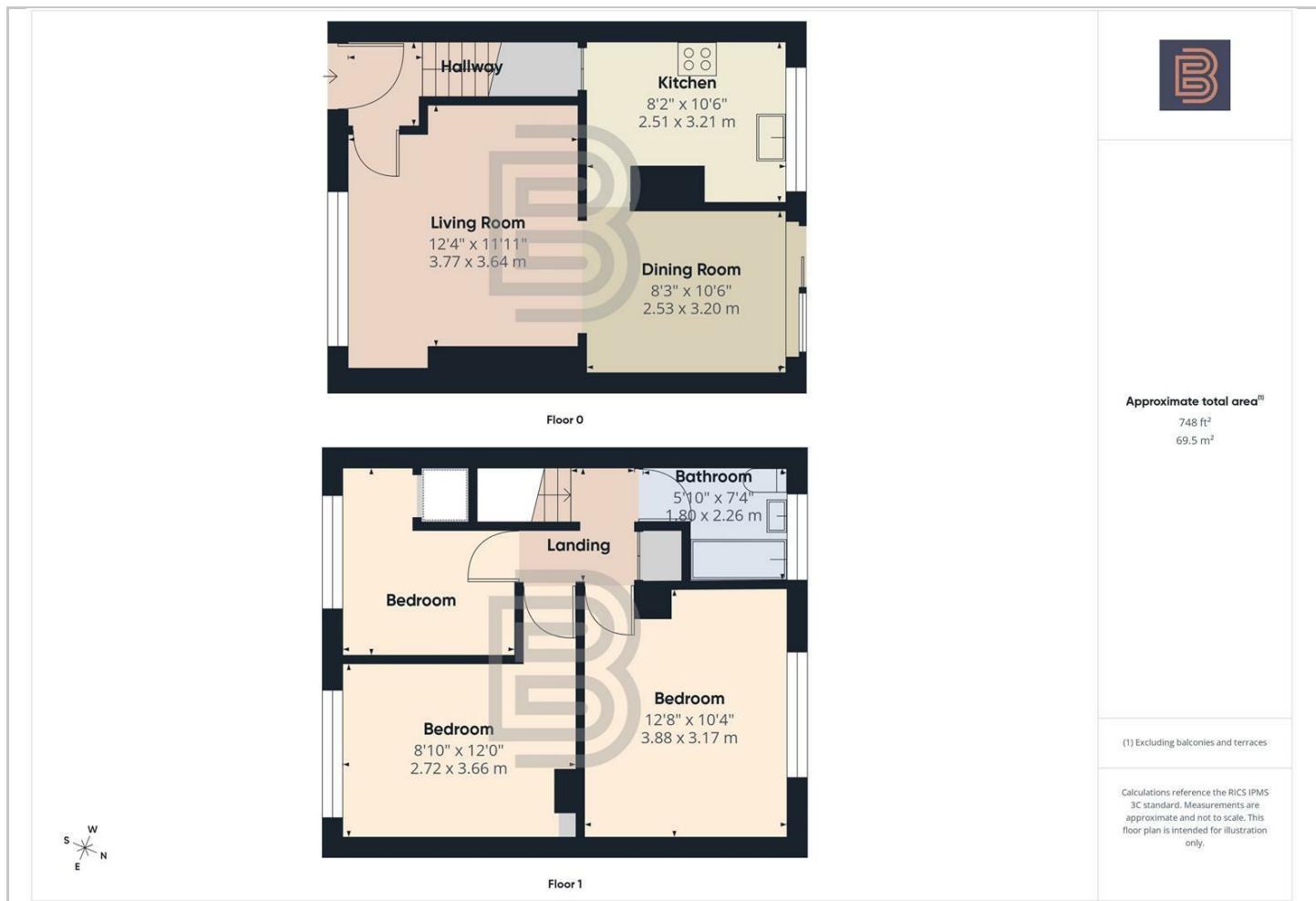
## Hybrid Map



## Terrain Map



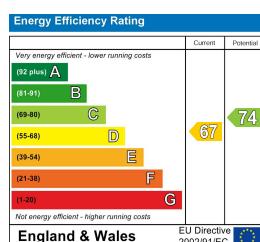
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



36 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH  
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk