



Ellis Brooke



328 Lower Hillmorton Road

Hillmorton, Rugby, CV21 4AE

Guide price £259,950



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Porch

Double glazed doors into small porch with wooden part glazed door into hallway.

Hallway

Doors off to Lounge, Kitchen, Two Bedrooms and Bathroom. Stairs to first floor. Radiator. Storage cupboard (former airing cupboard)

Lounge

Double glazed window to the front aspect. Radiator.

Kitchen

Double glazed window to the garden. Double glazed door to the side. Heated towel rail. Wall mounted Baxi combination boiler. Stainless steel sink. Range of base and eye level units with work surface over. Space for cooker. Space and plumbing for washing machine. Space for several other white goods. Pantry cupboard with small window. Wood effect flooring.

Bedroom One

Double glazed window to the front aspect. Radiator. Coving.

Bedroom Two

Double glazed window to the rear aspect. Radiator. Under-stairs cupboard.

Bathroom

Double glazed window to the side aspect. Radiator. Panelled bath with electric shower over. Low flush WC. Pedestal wash hand basin. Tiling to splashbacks.

Landing

Door into bedroom. Space for perhaps a desk or storage unit.

Bedroom Three

Double glazed window to the rear aspect. Eaves access.

Front Garden

Tiered garden with gravel, shrubs, bushes, plants and hedge.

Driveway

Concrete driveway runs alongside the property through wooden gates and leads to the garage and rear garden.

Garage

Single garage (concrete sectional construction) with up and over door.

Rear Garden

Set over several levels. Initial patio with steps leading to stone and gravel area which has some plants and shrubs. In turn this leads to the lawned section with curved flower beds and border to both sides. Enclosed by timber fencing with a shed at the end of the garden and another path.

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 a n identification check and be asked to provide

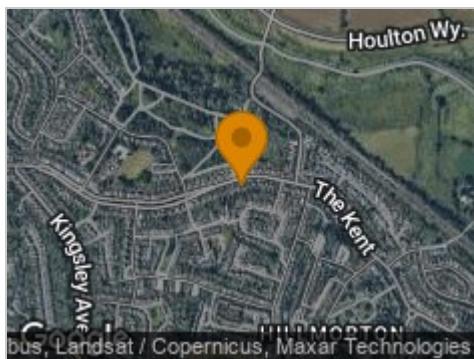
information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Road Map



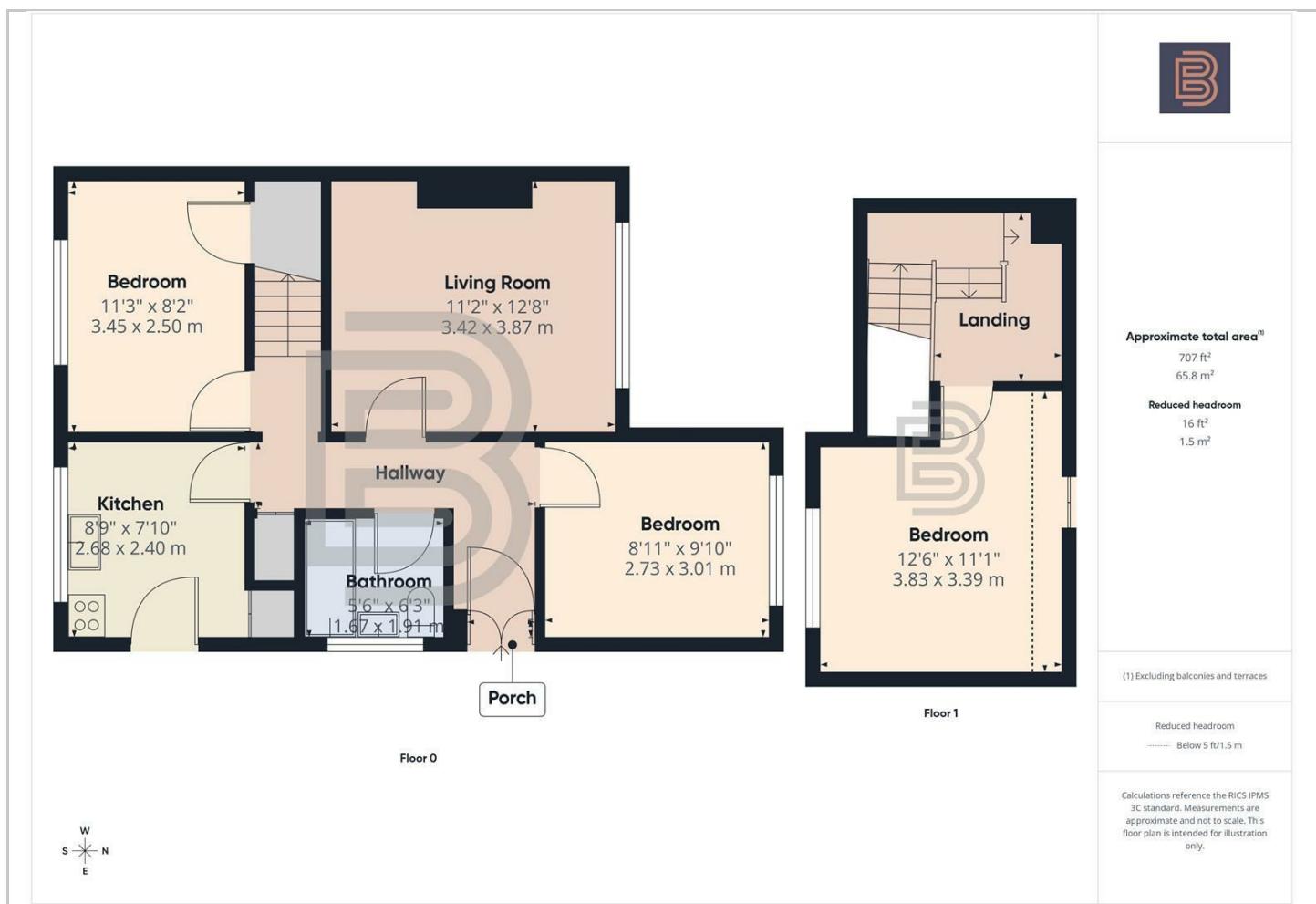
Hybrid Map



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.



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