



Ellis Brooke



21 Edyvean Close

Bilton, Rugby, CV22 6LD

Guide price £325,000



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Storm Porch

Courtesy lighting. Cupboard housing meters.

Entrance Hall

Enter via obscure glazed door. Stairs to first floor. Radiator. Door into:

Lounge

15'1 x 10'7 (4.60m x 3.23m)

uPVC double glazed bay window to the front elevation. Double panel radiator with thermostat control. Chimney and hearth and space for electric fire. Heating thermostat. TV point. Telephone point. Door into:

Kitchen/Diner

16'1 x 10'6 (4.90m x 3.20m)

With a range of base and eye level units and roll top worksurfaces. Built in sink with drainage board and mixer tap. Built in 4 ring gas hob. Oven and extractor fan. uPVC double glazed window to rear elevation. uPVC sliding doors to rear garden. Radiator. Door into:

Utility Room

10'5 x 7'5 (3.18m x 2.26m)

A range of base and eye level units. Built in sink with drainage board and separate taps. Wall mounted boiler. Space and plumbing for washing machine. Door into Garage. uPVC door to rear garden. uPVC window to rear elevation.

Stairs and Landing

uPVC window to side elevation. Cupboard

housing hot water tank. Loft access. Doors to further accommodation.

Bedroom One

15'1 x 9'4 (4.60m x 2.84m)

uPVC double glazed window to the front elevation. Radiator. TV point.

Bedroom Two

13'0 x 9'4 (3.96m x 2.84m)

uPVC double glazed window to the rear elevation. Radiator.

Bedroom Three

6'5 x 9'7 (header restriction) (1.96m x 2.92m (header restriction))

uPVC double glazed window to the front elevation. Radiator.

Bathroom

6'5 x 7'6 (1.96m x 2.29m)

Wash hand basin with pedestal and separate taps. Low flush wc. Single panel bath with mixer taps. Single radiator. Obscure double glazed window to rear elevation.

Garage

18'7 x 8'5 (5.66m x 2.57m)

Up and over door. Electric consumer unit. Light and power.

Rear Garden

Mainly laid to lawn with patio area. Fencing to boundaries. Courtesy lighting.

Front Garden

Pebble driveway providing parking. Lawned area.



Road Map



Hybrid Map



Terrain Map



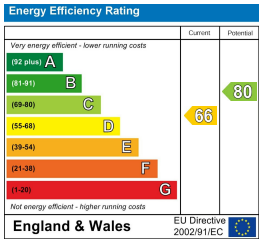
Floor Plan



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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