



# Ellis Brooke



59a Lower Hillmorton Road  
, Rugby, CV21 3TA

**Offers in excess of £325,000**



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## Storm porch

Archway porch. Decorative black and white style entrance tiles.

## Entrance hall

Enter via obscure glazed composite front door. Karndean floor. Radiator. uPVC obscure window to the front. Stairs to first floor. Door to cupboard housing washing machine and uPVC window. Door into:

## Cloakroom

Enter via wood panel door. Low flush WC Wash hand basin with vanity cupboard and mixer tap.

## Lounge

Enter via wood panel door. Open working fireplace with mantle and surround. Radiator. uPVC double glazed bay window to the front elevation and shutters. TV point.

## Kitchen/Family/Dining Room

Continuation of Karndean flooring. The kitchen has a range of base and eye level units and solid wood worktop. Built in 'Belfast' sink with mixer tap. Built in fridge/freezer. Built in oven and hob. Built in dishwasher. Breakfast bar. Tiled splashbacks. uPVC window to the rear. Bi-Fold doors to the rear. Recessed spotlights.

## Stairs & Landing

uPVC double glazed obscure window to the side elevation. Doors to further accommodation. Loft access.

## Bedroom One

uPVC double glazed bay window to the front with shutters. Built in wardrobes. Radiator.

## Bedroom Two

uPVC double glazed window to the rear elevation. Radiator.

## Bedroom Three

uPVC double glazed window to the front with shutters. Radiator.

## Bathroom

'P' shaped bath with mixer taps and rain effect shower over. Wash hand basin built into vanity unit with low flush wc. Heated towel rail. uPVC obscure window to the side elevation.

## Rear Garden

Step out from the bi-fold doors onto the decking and then there is a lawned area leading to an outside brick built shed. Access at the side to get back to the front of the property and retaining walled boundaries.

## Front & Driveway

Off road parking for several vehicles and walled retaining walls.

## Notes

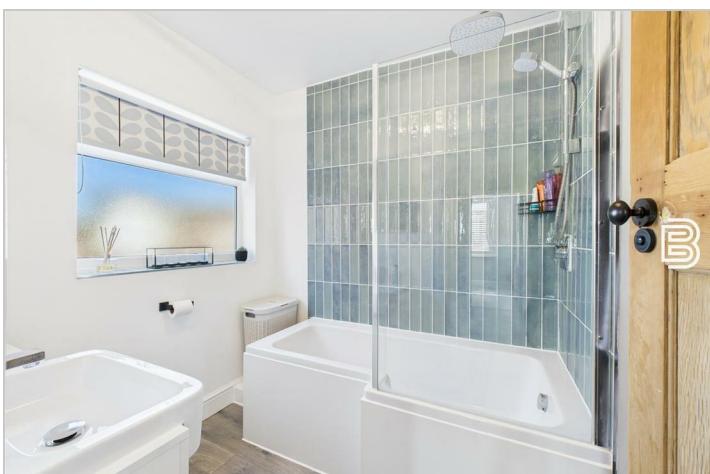
During the current ownership some of the improvements made to the property include:-

New front door and front window

New back bifold doors

New combination boiler

Loft insulation



## Road Map



## Hybrid Map



## Terrain Map



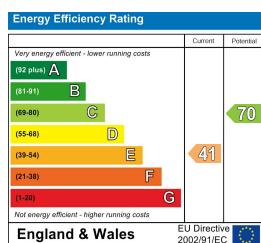
## Floor Plan



## 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.



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