



# Ellis Brooke



## 97 Crick Road

, Rugby, CV21 4DZ

**Guide price £280,000**





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## Summary

Set off Crick Road and overlooking the countryside towards Kilsby, this three-bedroom semi-detached bungalow offers a comfortable and practical home. It is conveniently located for Hillmorton Primary School and has a refitted kitchen with built in appliances, lounge, conservatory, shower room, parking and garage to the rear, a large front garden and enclosed rear garden. There is no onward chain and early viewing is advised to avoid disappointment.

## Location

Hillmorton offers a good mix of local shops, pubs, supermarkets, and schools. The property is under 3 miles from Rugby station, with direct trains to London in around 54 minutes. Crick Road sits on the edge of open countryside, with scenic walks, public footpaths and the canal at Hillmorton Locks nearby.

## Entrance Porch

Enter via uPVC door. Tiled floor.

## Hallway

Original glazed door. Laminate flooring. Single panel radiator. Electric consumer unit. Doors to further accommodation and rear lobby area.

## Lounge

10'11 x 18'10 (3.33m x 5.74m)

Continuation of the laminate flooring. uPVC double glazed bay window to the front elevation. Two radiators. Gas fireplace with mantle and surround. Dado rail. TV point.

## Bedroom One

10'11 x 12'0 (3.33m x 3.66m)

uPVC bay window to the front elevation. Single panel radiator. Coving.

## Shower Room

10'3 x 4'4 (3.12m x 1.32m)

Shower cubicle with electric shower. Low flush wc. Wash hand basin built into vanity unit and separate taps. uPVC obscure window to the side elevation. Heated towel rail and radiator. Tiled splashbacks.

## Rear Lobby

Doors to further accommodation.

## Bedroom Two

10'6 x 9'11 (3.20m x 3.02m)

uPVC double glazed window to the side elevation. Radiator.

## Bedroom Three

10'11 x 8'0 (3.33m x 2.44m)

uPVC window to the rear elevation. Radiator. Dado rail. Coving.

## Kitchen/Breakfast Room

17'11 x 11'10 (5.46m x 3.61m)

With a range of base and eye level units and worksurfaces above. Built in one and a half sink with drainage board and mixer tap. Built in induction hob, oven, grill and extractor hood. Built in dishwasher. Space and plumbing for washing machine. Space for fridge/freezer. Two

uPVC windows to the rear elevation. uPVC door to rear elevation. Laminate flooring. Radiator. Door into:

#### Sun Room

uPVC construction. Glazing to the side elevations. French doors to the rear. Laminate flooring. Radiator.

#### Rear Garden

Patio area. Lawn area. Pathway leading to rear access and garage. Fencing to boundaries.

#### Garage and Parking

Electric door. Light and power. Parking to the side of the garage is accessed off Leys Road.

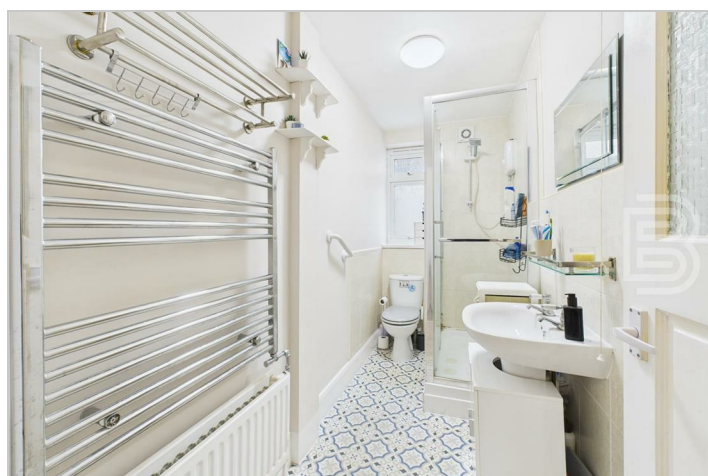
#### Front Garden

Enter via Wrought iron gate off Crick road. pathway leading to side of property and front door. Long lawned area surrounded by herbaceous borders.

#### 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



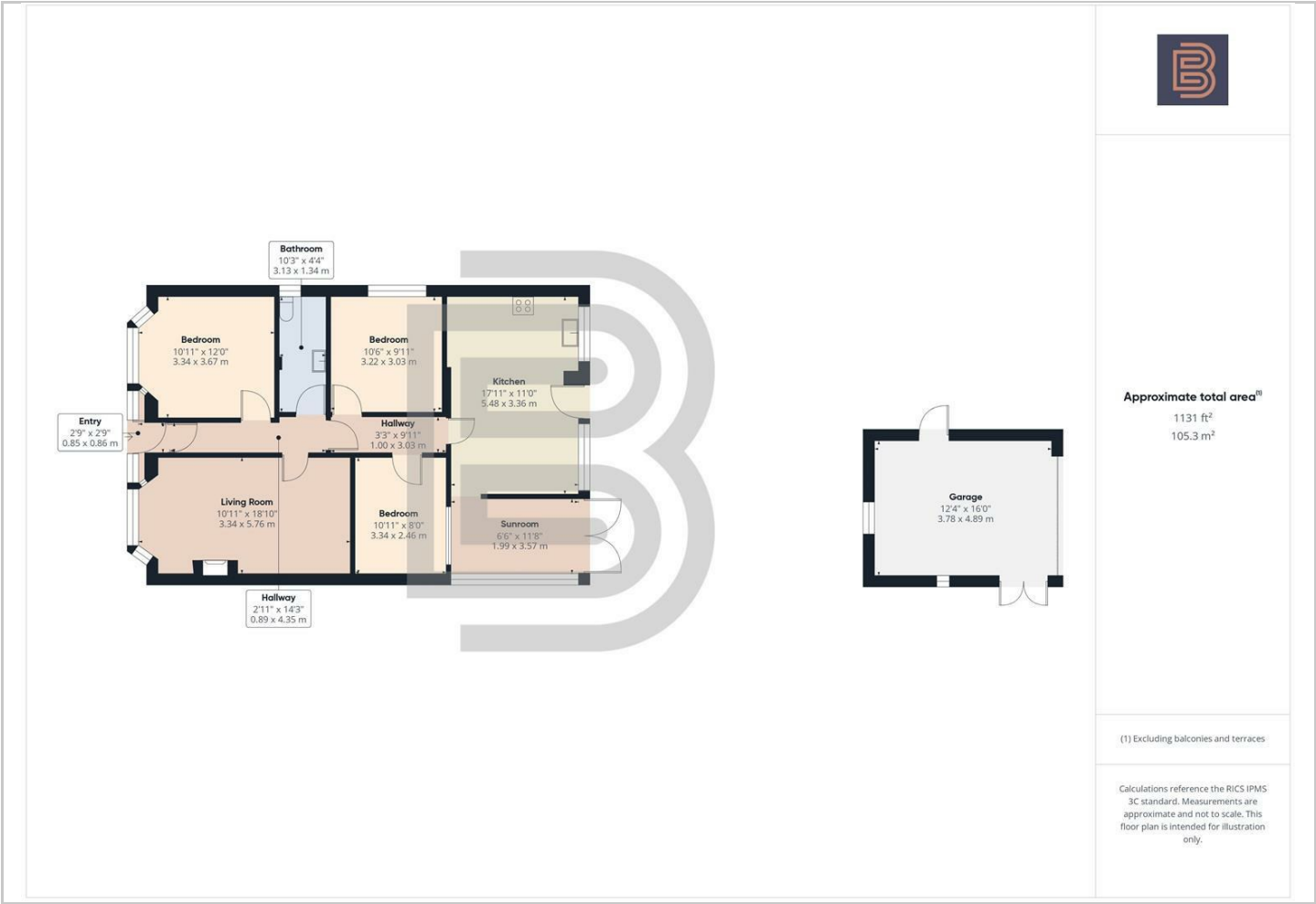
Hybrid Map



Terrain Map



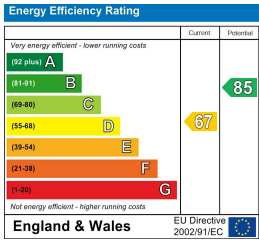
Floor Plan



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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