

8 Ilam Court
Rugby
CV22 7DW



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£125,000

Lounge/Diner

Bright and spacious, this lounge/diner features large windows that flood the room with natural light, creating a welcoming atmosphere. The laminate flooring adds a modern touch, while the neutral walls provide a versatile backdrop for your personal style. The room offers ample space for both relaxing and dining, making it perfect for entertaining or enjoying quiet evenings at home.

Kitchen

This kitchen is thoughtfully designed with practical tiled flooring and a range of light wood cabinets providing plenty of storage. The work surfaces offer ample space for meal preparation and incorporate an integrated oven and hob. A window above the sink allows natural light to brighten the space, making it a pleasant room for cooking.

Master Bedroom

The master bedroom is a generous size with carpeted flooring and a bright window that fills the room with daylight. A built-in ensuite with a toilet and sink adds convenience and privacy. The walls are neutrally painted, offering a calm and restful environment to personalise with your own decor.

Bedroom 2

Bedroom 2 offers a comfortable space with carpeted flooring and a window that allows natural light to enter. The neutral decor provides a blank canvas to style according to your preferences, whether as a guest room, office, or cosy bedroom.

Bathroom

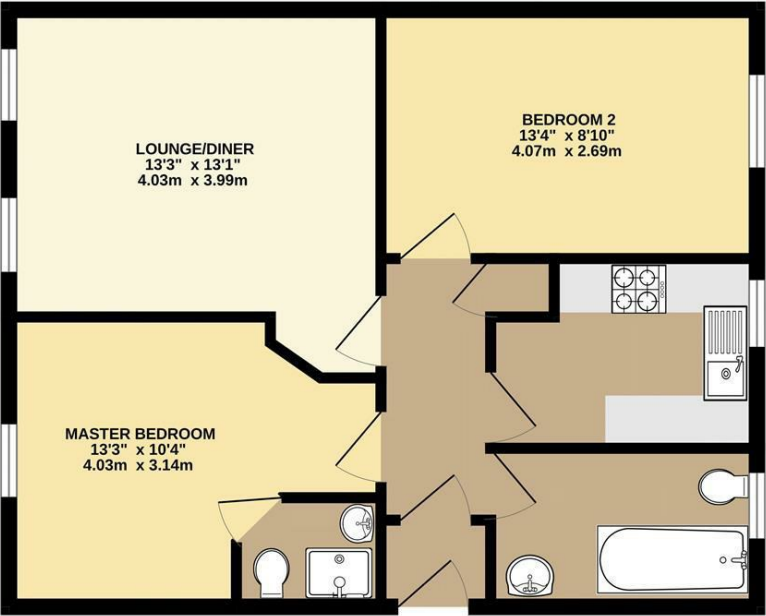
The main bathroom is equipped with a white suite comprising a bathtub, washbasin, and toilet. Light tiled flooring and half-tiled walls improve hygiene and ease of maintenance. A window enhances ventilation and natural light, creating a fresh and clean environment.

Ensuite

The ensuite bathroom attached to the master bedroom is compact yet functional, featuring a shower cubicle, washbasin, and toilet. The tiled floor and neutral walls create a clean and practical space for daily use.



GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 564 sq.ft. (52.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority

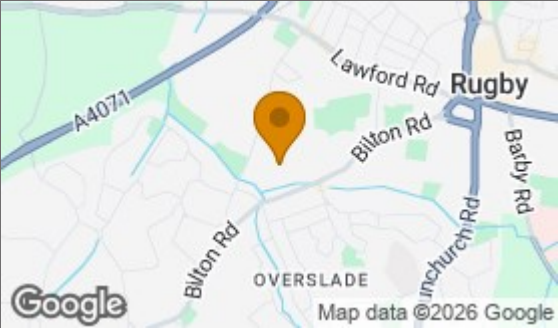
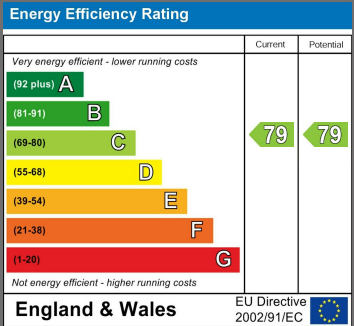
Council Tax Band

B

EPC Rating

C

Directions



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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