



Ellis Brooke



17 Chicory Drive

, Rugby, CV23 0UB

Offers in excess of £200,000



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Entrance Hall

Enter via uPVC obscure door. Single panel radiator. Stairs to first floor. Door to:

Lounge

10'3 x 14'6 (3.12m x 4.42m)

Double glazed window to front elevation. Radiator. TV point. Coving. Door to understairs cupboard. Door into:

Kitchen/Breakfast

13'1 x 10'0 (3.99m x 3.05m)

With a range of base and eye level units and roll top work surfaces. Built in sink with drainage board and separate taps. Space for cooker. Space for fridge/freezer. Space for washing machine. uPVC double glazed window and door to rear elevation. Tiled splashbacks. Vinyl floor. Wall mounted gas boiler.

First floor landing

Storage cupboard. Loft access.

Bedroom One

13'1 x 12'1 (3.99m x 3.68m)

uPVC double glazed window to front elevation. Single radiator. Cupboard.

Bedroom Two

11'3 x 6'8 (3.43m x 2.03m)

uPVC double glazed window to rear elevation. Radiator.

Bathroom

Single panel bath with electric shower over. Low

flush WC. Wash hand basin with pedestal and separate taps. uPVC double glazed window to rear elevation. Radiator.

Rear Garden

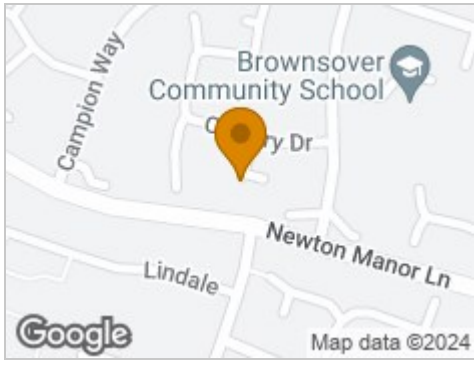
Mainly laid to lawn with fencing to all boundaries and gate leading to access area.

Parking

Parking for one vehicle allocated.



Road Map



Hybrid Map



Terrain Map



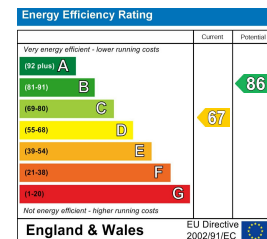
Floor Plan



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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10 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH
 Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk