



Ellis Brooke



60 Evans Road

, Rugby, CV22 7HT

Asking price **£245,000**



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## Entrance Hall

Entrance door, uPVC frosted double glazed window to side, double radiator, laminate flooring, coving to ceiling, recessed ceiling spotlights, smoke detector, access to loft, 2 fitted storage cupboards, doors to:

## Kitchen

11'2 x 8'9 (3.40m x 2.67m)

Re-fitted with a matching range of base and eye level units with worktop space over, breakfast bar, 1+1/2 bowl stainless steel sink with single drainer and mixer tap with ceramic tiled splashbacks, wall mounted gas combination boiler, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in electric fan assisted double oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to side, radiator, ceramic tiled flooring and recessed ceiling spotlights.

## Lounge

16'11 x 10'4 (5.16m x 3.15m)

Laminate flooring, electric under floor heating, TV point, coving to ceiling, recessed ceiling spotlights, uPVC double glazed sliding doors to:

## Conservatory

Aluminium and single glazed construction, sliding door to garden.

## Shower Room

Re-fitted with three piece suite comprising tiled

double shower enclosure, vanity wash hand basin with cupboards under and WC with hidden cistern, heated towel rail, extractor fan, shaver point, full height ceramic tiling to all walls, uPVC frosted double glazed window to side, vinyl flooring and ceiling spotlights.

## Bedroom One

16'0 x 10'4 (4.88m x 3.15m)

uPVC double glazed window to front, fitted bedroom furniture including drawers and wardrobes, double radiator, laminate flooring, telephone point, coving to ceiling and recessed ceiling spotlights.

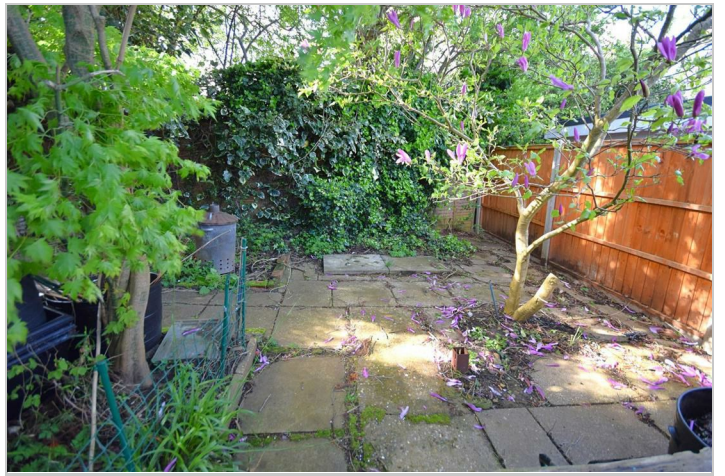
## Bedroom Two

11'0 x 8'9 (3.35m x 2.67m)

uPVC double glazed window to side, uPVC double glazed window to front, radiator, laminate flooring, TV point.

## Outside

To the front are mature planted borders and block paved drive providing off road parking for several vehicles leading to covered car port next to property. Access from carport to detached single garage with up and over vehicular access door and pedestrian door to side. Low maintenance rear garden with mature stocked borders.



## Road Map



## Hybrid Map



## Terrain Map



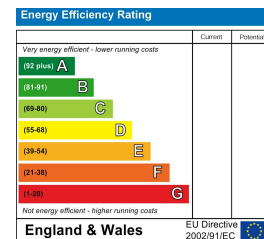
## Floor Plan



## 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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