



Ellis Brooke



2 Old Rectory Close

Churchover, Rugby, CV23 0EN

Guide price £425,000



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Hallway

Double glazed front door into hallway with double glazed side panel. Doors off to all accommodation including two storage cupboards. Loft access hatch. Two radiators. Dado rail.

Kitchen

11'2" x 11' (3.40m x 3.35m)

Double glazed window to the front aspect plus door to the side. Range of base & eye level units with work surface over. Tiling to splashbacks. Composite sink/drainers with mixer tap. Space for cooker. Space for fridge/freezer. Space & plumbing for washing machine & dryer. Airing cupboard. Serving hatch. Radiator.

Lounge/Diner

21' x 13'3" (6.40m x 4.04m)

Two double glazed windows plus door to the rear garden & patio. Three radiators. Coving. Serving hatch. Fireplace area.

Guest WC

Double glazed window. Half height tiling. Low flush WC. Pedestal wash hand basin. Radiator. Shaver point.

Bedroom One

10'9" x 10'9" (3.28m x 3.28m)

Double glazed window to the front aspect. Radiator. Built in wardrobe.

Bedroom Two

10'9" x 10'9" (3.28m x 3.28m)

Double glazed window to the rear garden. Radiator. Built in wardrobe.

Bedroom Three

9'5" x 7'8" (2.87m x 2.34m)

Double glazed window to the front aspect. Radiator. Built in cupboard.

Bathroom

7'6" x 7' (2.29m x 2.13m)

Double glazed window to the rear aspect. Corner bath. Separate fully tiled shower cubicle. Low flush WC. Pedestal wash hand basin. Radiator. Tiling to splashbacks. Extractor.

Garden Room

14' x 6'4" (4.27m x 1.93m)

Accessed either from the outside of the property or through the garage.

Double glazed windows. Doors to both sides. Courtesy door into garage. Door to WC. Door to wash room (with Belfast style sink)

Front Garden

Mainly laid full width to lawn with shrubs & plants. Adjoins driveway. Steps leading to front door then path runs across the front of the property. Access gates to both sides.

Driveway

Providing off road parking for several vehicles & leading to double garage.

Double Garage

15'3" x 17'5" (4.65m x 5.31m)

Having electric metal up & over door. Power & light connected. Single glazed window to the side aspect. Door into Sun Room.

Rear Garden

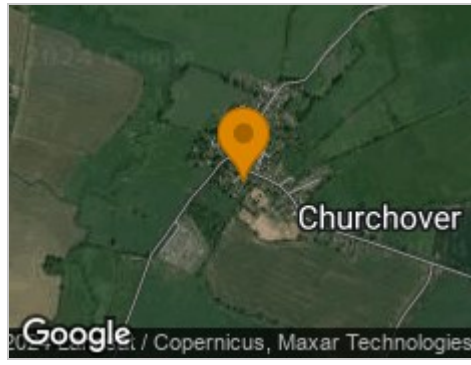
Private & mature rear garden with various established plants, shrubs & trees. Pathway running across the back of the property. Gates to both sides. Good size patio with small central pond. Sweeping curved borders. Hidden storage shed.



Road Map



Hybrid Map



Terrain Map



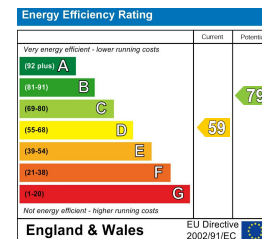
Floor Plan



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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