



Ellis Brooke



33 Catesby Road

, Rugby, CV22 5JJ

Guide price £300,000



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Hallway

Storm porch with double glazed front door & double glazed panels around. Stairs to first floor. Radiator. Part dado rail. Door to Lounge/Diner. Door to Kitchen. Under-stairs area with storage & double glazed window to the side aspect.

Lounge/Diner

24'6" x 11'7" max (7.47m x 3.53m max)

Double glazed slight bay window to the front aspect. Double glazed French Doors to the rear garden. Two radiators. 2 TV points. Fireplace area. Wall mounted gas fire with back boiler. Thin coving.

Kitchen

9' x 6'4" (2.74m x 1.93m)

Double glazed window to the side aspect (Driveway & car port). Opens through to Utility Area. Internal door to Rear Lobby. Range of base & eye level units with work surface over & tiling to splashbacks. Stainless steel sink/drainer. Cooker with extractor. Washing machine. Radiator.

Utility Area

Double glazed window to the rear aspect. Extra storage units. Space for fridge & freezer. Space for smaller counter appliance (in this case a dryer).

Rear Lobby

Double glazed door onto the Driveway/Car Port. Door to WC.

WC

Double glazed window to the side aspect. Low flush WC.

Landing

Doors off to all 3 bedrooms. Door to Bathroom. Loft access hatch. Double glazed window to the side aspect. Coving.

Bedroom One

12'4" x 9'8" min (3.76m x 2.95m min)

Double glazed slight bay window to the front aspect. Radiator. Alcove storage cupboard. Coving.

Bedroom Two

12'1" x 9'7" (3.68m x 2.92m)

Double glazed window to the rear aspect. Storage cupboards in alcoves (one of which houses hot water cylinder). Radiator.

Bedroom Three

7'6" x 6'3" (2.29m x 1.91m)

Double glazed window to the front aspect. Radiator.

Bathroom

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

Double glazed window to the rear aspect. Panelled bath. Pedestal wash hand basin. Low flush WC. Radiator. Fully tiled walls.

Frontage/Driveway

Block paved driveway for 2 cars with small front wall & curved planter area with mature plants &

shrubs. Double timber gates leading to the rest of the driveway (providing further parking for 2 cars) and in turn the garage.

Garage

19'4" x 8'9" (5.89m x 2.67m)

Metal up-and-over door. Two single glazed metal windows to the side. Light & power. Will comfortably fit a car.

Garden

Enclosed primarily by timber fencing. Opens onto Driveway. Initial decked area abutting French Doors. Perimeter path. Central lawned area with stone borders & slightly raised planter at the base of the garden. Outside tap.



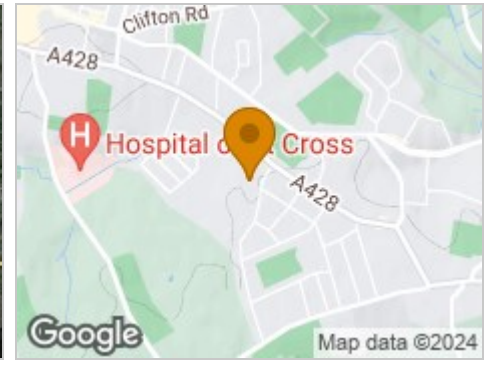
Road Map



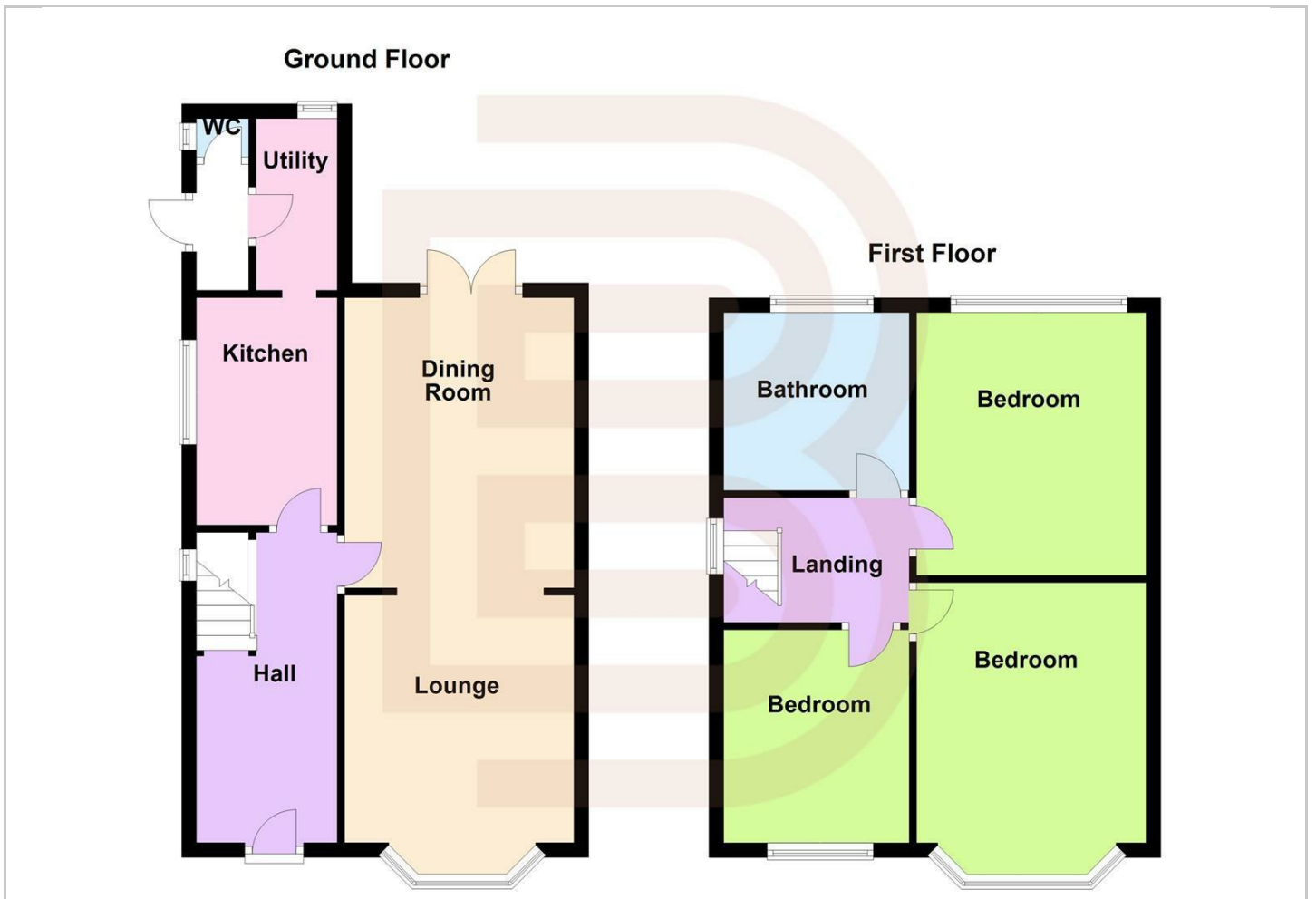
Hybrid Map



Terrain Map



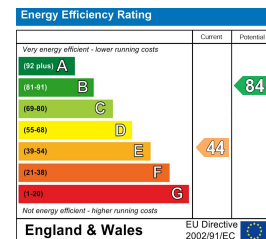
Floor Plan



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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