



Ellis Brooke



2 Brays Close

Brinklow, Rugby, CV23 0NH

£325,000



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Entrance Lobby

5'7" x 3'5" (1.70m x 1.04m)

uPVC front door into entrance lobby. Two double glazed window. Internal part glazed door to Lounge. Radiator.

Lounge

15'4" x 12'5" (4.67m x 3.78m)

Double glazed window to the yard. Door to Inner Hallway. Two radiators. TV & Telephone points.

Hallway

Doors off to all accommodation. Door to large cupboard (measures 4'3" x 3'1") with loft hatch. Radiator

Breakfast Kitchen

19'3" x 7'4" (5.87m x 2.24m)

Double glazed door and window onto yard. Radiator. Range of base and eye level units with work surface over and under cabinet feature lighting. Tiling to splashbacks. Circular stainless steel sink/drain. Integrated fridge and freezer. Integrated cooker with hob and extractor. Inset spotlights. Space and plumbing for washing machine. Space for further appliance.

Bedroom One

14' x 9'9" min (4.27m x 2.97m min)

Double glazed window to the front aspect (laminated 6.8mm glass outer and 4mm Planibel thermal inside). Radiator. Fitted wardrobes with sliding doors.

Bedroom Two

9'9" x 9'9" min (2.97m x 2.97m min)

Double glazed window to the front aspect (laminated 6.8mm glass outer and 4mm Planibel thermal inside). Radiator. Built in wardrobe with sliding doors.

Bathroom

9'8" x 5'6" (2.95m x 1.68m)

Double glazed window. Panelled bath. Fully tiled shower cubicle. Low flush WC. Wash hand basin with vanity unit and wall unit. Radiator. Inset spotlights.

Frontage

On the Coventry Road side.

Lawned area set back from path.

Yard

Low maintenance. Gate to the rear. Courtesy door into garage. Paved with flower and plant borders. Decorative paving and stone surround.

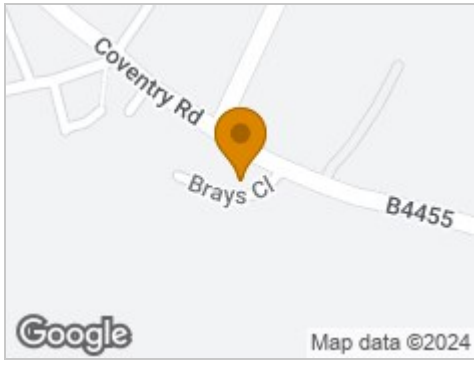
Parking & Garage

17'5" x 7'9" (5.31m x 2.36m)

Accessed to the rear of the property (in Brays Close itself). Driveway for 1 car in front of garage. Garage has metal up and over door. Power and light connected. Storage in the roof space. Courtesy door to yard. Wall mounted combination boiler.



Road Map



Hybrid Map



Terrain Map



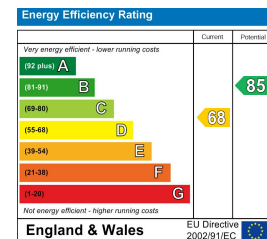
Floor Plan



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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