



Ellis Brooke



## 4 Cypress Road

Eden Park, Rugby, CV21 1SA

**£199,950**



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## Entrance Lobby

Part glazed composite front door leading into downstairs lobby. Stairs to first floor. Courtesy door into garage. Radiator.

## Landing/Hallway

Doors off to all accommodation. Storage cupboard housing combination boiler. Loft access hatch. Velux window. Radiator. Telephone point.

## Kitchen / Living Room

17'6" x 10'7" (5.33m x 3.23m)

Velux window. French doors with Juliet style balcony to the front aspect. TV & Telephone points. Range of base and eye level units with work surfaces over. Under cabinet lighting. Stainless steel sink/drainage with mixer tap. Two radiator. Integrated oven, hob and extractor. Inset spotlights. Integrated freezer. Space for fridge.

## Bedroom One

10'8" x 10'6" max (3.25m x 3.20m max)

Double glazed window to the front aspect. Radiator. TV and telephone points.

## Bedroom Two

8'3" x 7'4" (2.51m x 2.24m)

Double glazed window to the front aspect. Radiator.

## Shower Room

Velux window. Fully tiled double shower cubicle.

Low flush WC. Wall mounted wash hand basin. Shaver point. Extractor. Inset spotlights. Heated towel rail.

## Garage

18'8" x 8'6" min (5.69m x 2.59m min)

Single garage with metal up and over door. Under stairs cupboard. Light and power connected. Courtesy door into property. Space and plumbing for washing machine.

## Parking

Space for 1 vehicle in front of garage.

## Yard

Located to the left of the property. Enclosed by timber fencing with gate. Low maintenance with slate chippings and flagstone paved centrepiece plus shrubs.

## Additional Rear Outside Storage Area

Located behind the property is a fully enclosed and gated thin storage area.





## Road Map



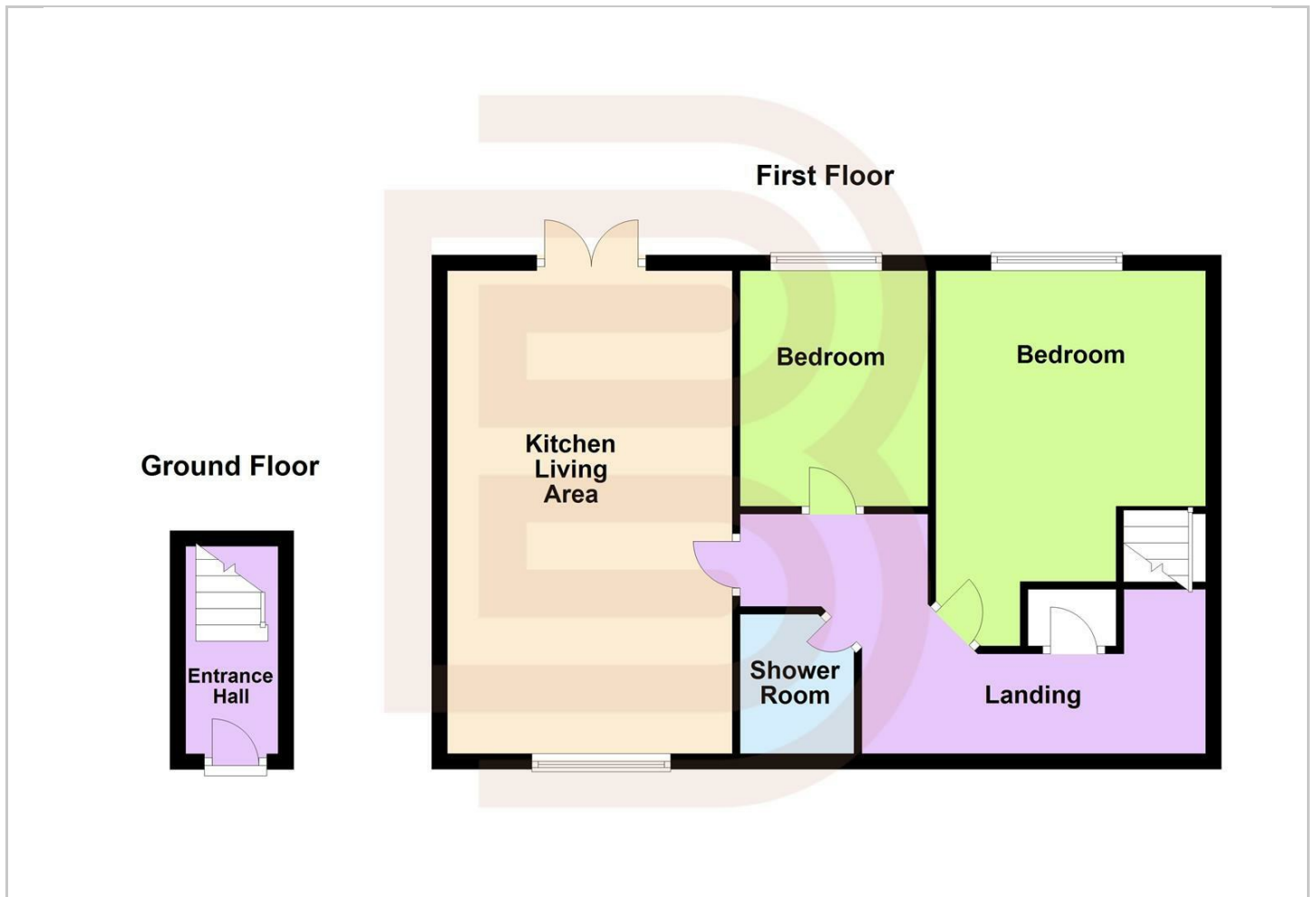
## Hybrid Map



## Terrain Map



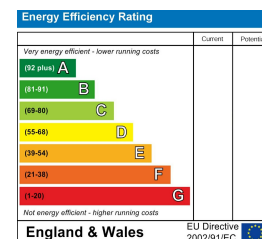
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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