



# Ellis Brooke



## 31 Beswick Gardens

, Rugby, CV22 7PP

**Guide price £335,000**



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## Hallway

Double glazed front door. Doors off to all accommodation. Sun Pipe. Radiator. Loft access hatch (loft being part boarded with pull-down ladder plus light and Vaillant combination boiler). Small meter cupboard. LVT flooring. Inset spotlights. Mat well.

## Kitchen/Diner

New kitchen units and appliances. Double glazed window to the garden. LVT flooring. Range of base and eye level units with work surface over. One and a half bowl stainless steel sink/drain. Opens to Living Area. Space for fridge/freezer. Integrated oven, hob, extractor and microwave. Inset spotlights. Vertical radiator. Integrated dishwasher. Space and plumbing for a washing machine.

## Living Area

Double glazed window and sliding patio doors to garden. LVT flooring. Radiator.

## Bedroom One

Double glazed window to the front aspect. Door to En Suite. Radiator.

## En Suite

Tiled double shower cubicle. Low flush WC. Pedestal wash hand basin. Extractor. Heated towel rail. Wiring for illuminated/heated mirror.

## Bedroom Two

Double glazed windows to two sides. Radiator. Storage cupboard.

## Bedroom Three / Office

Double glazed window to the side (Car Port). Radiator.

## Bathroom

Double glazed window to the side. Panelled bath with shower over. Pedestal wash hand basin. Low flush WC. Heated towel rail. LVT flooring. Wiring for illuminated/heated mirror.

## Front Garden

Winding central pathway flanked by stones, plants and shrubs with raised brick planter across the front. Trellising with climbing plants.

## Driveway

Off road parking adjoining front garden and leading to gated car port.

## Gated Car Port

Double metal gates leading to well enclosed car port. Opens through to rear garden with a good size timber shed.

## Rear Garden

Enclosed primarily by timber fencing. Opens to car port. Porcelain patio area which runs across the full width of the property. Edged with sleepers and leading onto lawned area which has borders and a small pond, plus various plants and shrubs to include apple trees.



### Road Map



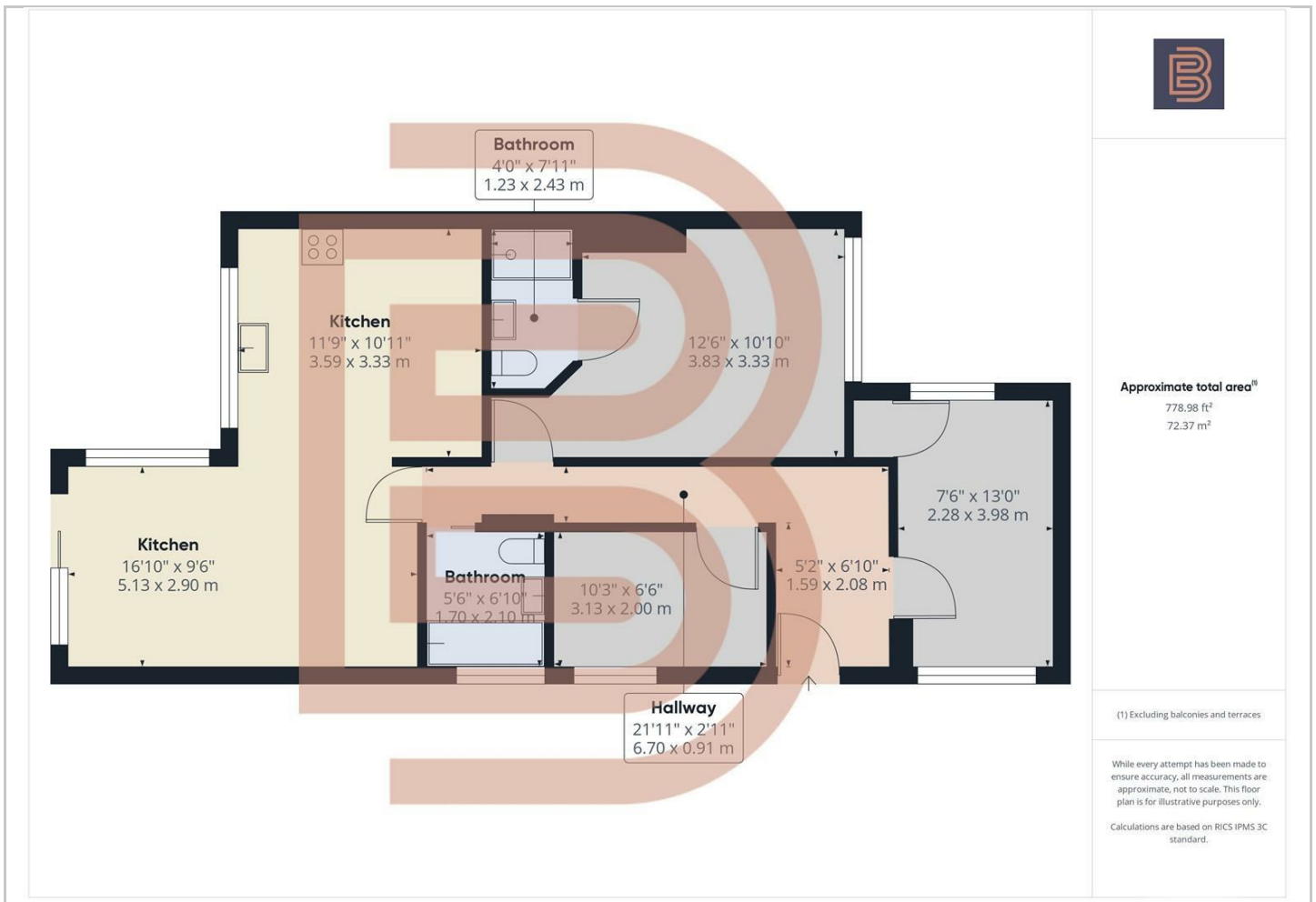
### Hybrid Map



### Terrain Map



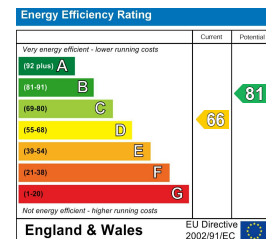
### Floor Plan



### 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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