



Ellis Brooke



47 Balcombe Road

, Rugby, CV22 5HZ

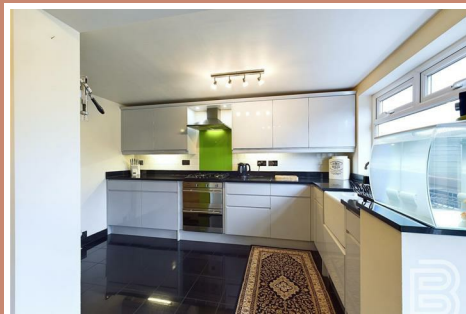
Asking price **£300,000**



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Porch

Double glazed front door. Double glazed windows. Further double glazed door into Entrance area.

Entrance

Stairs to first floor. Door into Lounge and further accommodation. Radiator.

Lounge into Family Area

24'10" x 12'10" max (7.57m x 3.91m max)

Double glazed window to the front aspect. Two radiators. Gas fire with marble surround and granite hearth. Opens through to Kitchen/Diner. Door into WC/Utility. Coving.

Kitchen/Diner

12'2" x 6'11" (3.71m x 2.11m)

Double glazed window and double glazed sliding patio doors out to Rear Garden. Granite tiled floor. Full range of base and eye level units with granite worktops and splashbacks. Belfast sink with mixer tap and granite drainer. Under cabinet feature lighting. Integrated double oven with gas hob and extractor (with further feature lighting). Radiator. Kickboard heater.

Utility / WC

6'4" x 5'8" (1.93m x 1.73m)

Double glazed window to the side aspect. Radiator. Low flush WC. Pedestal wash hand basin. Utility cupboard (with space and plumbing for washing machine). Coving.

Landing

Double glazed window to the side aspect. Loft access hatch. Doors off to Bedroom 1, bedroom 2 and bathroom.

Bedroom One

16' x 11'3" (4.88m x 3.43m)

Two double glazed windows to the front aspect. Radiator.

Bedroom Two

10'8" x 8'2" (3.25m x 2.49m)

Double glazed window to the rear aspect. Radiator.

Bathroom

7'4" x 7'4" (2.24m x 2.24m)

Double glazed window to the side aspect. Door to Bedroom 3. Slate tiled floor. Fully tiled walls. Corner bath with shower attachment 7 mixer tap. Low flush WC. Wash hand basin set into vanity unit with storage. Heated towel rail.

Bedroom Three

8'3" x 6'11" (2.51m x 2.11m)

Double glazed window to the rear aspect. Radiator.

Driveway

Printed concrete driveway providing side-by-side parking. Gate into rear garden. Enclosed to two sides by low level timber fence.

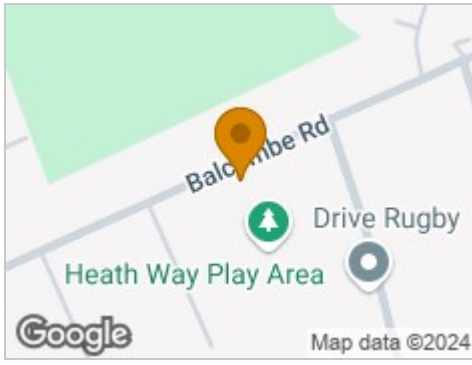
Rear Garden

Fully enclosed by timber fencing with side gate

to driveway. Stylish resin patio flanked with thin coping stones with pathway running to the end of the garden. Central lawned area with tidy planting area and border to one side. Shed with hard-standing plus workshop with power. The rear garden backs onto a park.



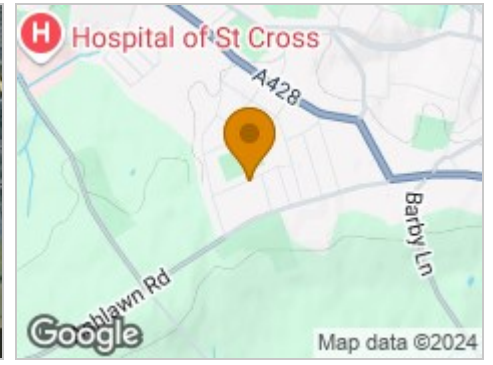
Road Map



Hybrid Map



Terrain Map



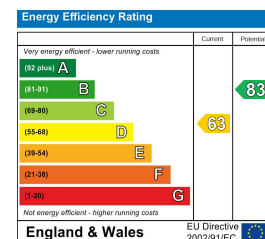
Floor Plan



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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