



Ellis Brooke



39 Townsend Road

, Rugby, CV21 3SB

Offers in excess of £293,950



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Entrance

Double glazed front door. Stairs to first floor. Door to Lounge. Radiator. Wood effect flooring.

Lounge

16'5" x 12'7" max (5.00m x 3.84m max)

Double glazed window to the front aspect. Wood effect flooring. Fireplace area. Door to Kitchen/Diner. Radiator.

Kitchen/Diner

17'8" x 13'7" max (5.38m x 4.14m max)

Bi-Fold doors to the garden and decking. Double glazed door to the side aspect. Wood effect flooring. Door to WC. Door to Utility. Under-stairs cupboard. Range of base and eye level units with work surface over. One and a half sink/drainers with directional mixer tap. Inset spotlights. Space for wine cooler. Space for fridge/freezer. Integrated cooker plus hob. Integrated dishwasher. Two vertical radiators. Extractor.

Utility

Extractor. Wall mounted boiler. Wood effect flooring. Space and plumbing for washing machine. Space for further appliance such as dryer. Inset spotlights.

WC

Small double glazed window to the side aspect. Low flush WC. Extractor. Radiator. Small wash hand basin. Half height tiling.

Landing

Doors off to 3 bedrooms plus bathroom. Double glazed window to the side aspect. Loft access hatch.

Bedroom One

11'1" x 10'11" (3.38m x 3.33m)

Double glazed window to the front aspect. Radiator. Small cupboard.

Bedroom Two

10'3" x 9'6" (3.12m x 2.90m)

Double glazed window to the rear aspect. Radiator.

Bedroom Three

8'4" x 6'10" (2.54m x 2.08m)

Double glazed window to the rear aspect. Radiator.

Bathroom

6' x 5'2" (1.83m x 1.57m)

Double glazed window to the front aspect. Panelled bath with shower over. Low flush WC. Pedestal wash hand basin. Tiling to splashbacks. Extractor. Heated towel rail.

Driveway/Frontage

Paved frontage and off road parking with slate chipping borders. Side gate into garden.

Rear Garden

Enclosed by timber fencing to all sides. Access gate to driveway. Raised decking across the rear of the property and along the side. Remainder of garden is laid to lawn.

Tel: 01788 221242



Road Map



Hybrid Map



Terrain Map



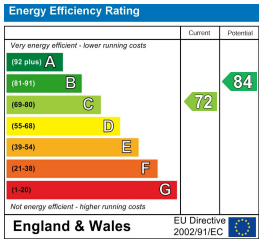
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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