



# Ellis Brooke



## 102 Main Street

Wolston, CV8 3HP

**Guide price £260,000**





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## Porch

Double glazed outer door. Double glazed windows to two sides and wooden part glazed internal door through to living accommodation. Tiled floor.

## Lounge/Diner

19'8" x 11'10" max (5.99m x 3.61m max)

Double glazed windows to the front and rear aspects. Door to Inner lobby. Two radiators. Gas fire with surround.

## Inner Lobby

Stairs to first floor. Doorway to Kitchen. Double glazed door out to rear yard. Space for fridge/freezer. Coving.

## Kitchen

9'4" 5'11" (2.84m 1.80m)

Double glazed windows to the side and rear. Radiator. Range of base and eye level units with tiling to splashbacks and work surfaces. Sink/drainage. Space and plumbing for washing machine. Integrated oven with gas hob.

## Landing (first floor)

Doors off to two bedrooms and bathroom. Stairs to top floor bedroom. Double glazed window to the rear aspect.

## Bedroom

12' x 8'11" max (3.66m x 2.72m max)

Double glazed window to the front aspect. Radiator. Range of fitted bedroom furniture.

## Bedroom

9'11" x 6'4" (3.02m x 1.93m)

Double glazed window to the rear aspect. Radiator.

## Bathroom

8'11" x 6'5" (2.72m x 1.96m)

Double glazed window to the front aspect. Heated towel rail. Panelled bath with shower over. WC & wash hand basin built into vanity unit with storage. Majority tiled walls.

## Top Floor Bedroom

14'3" x 9'1" max (4.34m x 2.77m max)

Double glazed window to the rear aspect. Radiator. Several eaves storage cupboards. Additional storage cupboard housing modern boiler.

## Front Garden

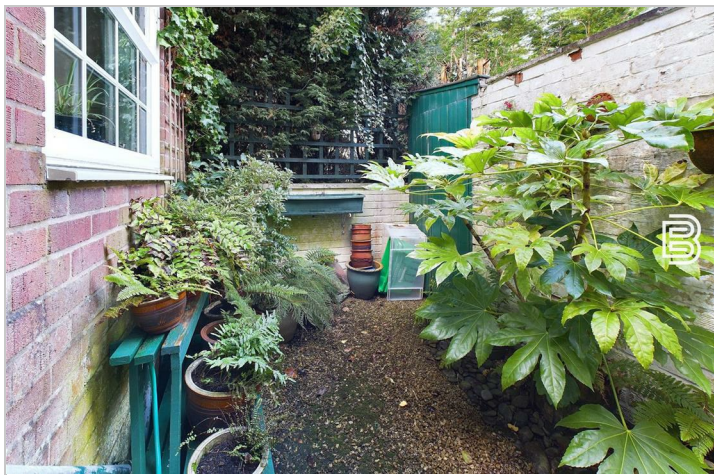
Pleasant front garden with views over nearby field and over to the village church. Lawned area with shrubs and small trees. Small pond. Pathway leading to porch and in turn onto shared side access (leading to the small yard)

## Parking

Off road parking hard-standing at the very front of the property for 1 car.

## Small Rear Yard

Enclosed yard with side access gate. Low maintenance stone chippings. Small outhouse with wooden door.





Road Map



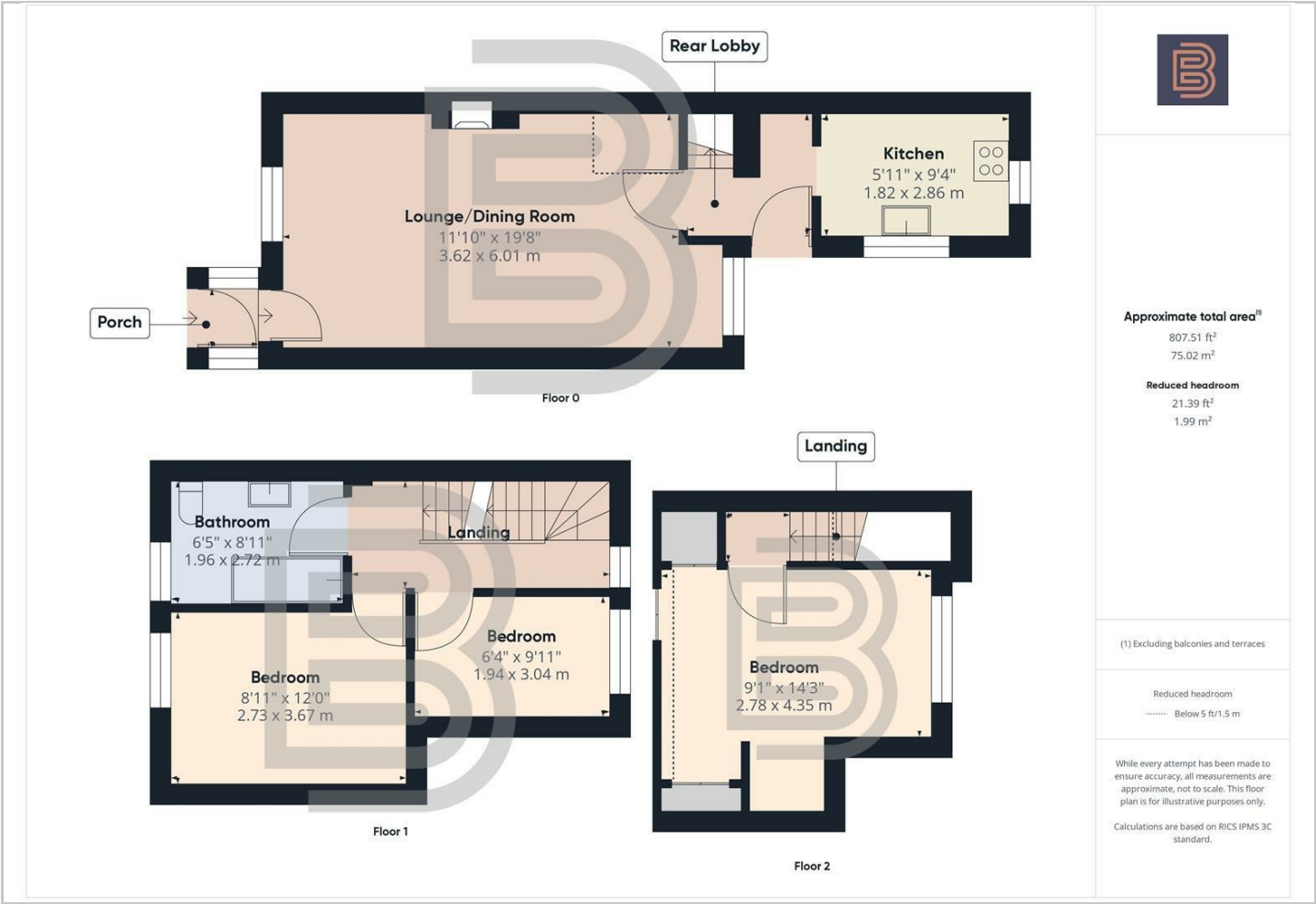
Hybrid Map



Terrain Map



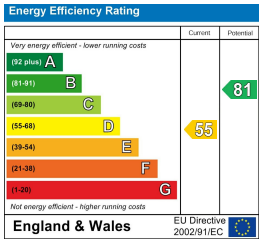
Floor Plan



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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