



Ellis Brooke



47 Marlborough Road
, Rugby, CV22 6DD

Offers in excess of £200,000



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Entrance Hall

12'1" x 6'11" (3.69m x 2.11m)

Accessed under a covered storm porch and through a composite front door. The entrance hall gives access to a useful under stair storage cupboard, which provides ample space for shoe storage. In addition, there are stairs that rise to the first floor and the door which gives access through to.

Living Room

12'0" x 13'10" (3.68m x 4.24m)

With a window to the front elevation, providing natural light. To the rear elevation of the room is a concertina door which provides access to the kitchen/diner.

Kitchen/Diner

8'7" x 20'10" (2.63m x 6.36m)

A light and airy room owing to the two windows found to the rear elevation which provide a view over the garden. The kitchen itself comprises of a range of base and eye level units with a complementary worktop over along with further larder style cupboards. There are a range of fitted appliance which include a double electric oven with a five ring gas hob and extractor fan over. In addition, there is space and plumbing for a washing machine and fridge. Within the room there is ample space for a dining table. To the side elevation there is a doorway which provides access through to.

Rear Lobby

4'11" x 3'3" (1.51m x 1.01m)

To the side elevation is a door providing access to the garden. In addition a concertina door provides access to a WC and an opening providing access to.

Store Room

11'0" x 4'0" (3.37m x 1.24m)

A useful room which provides further storage and space for the utilities. There is a base level unit with a complementary worktop over, with space under for a self venting tumble dryer.

WC

With a low level flush WC and wash hand basin. There is tiling to all splash back areas.

1st Floor Landing

With a window to the side elevation providing natural light. Access to the loft is gained via a loft hatch and further to this there are doors which provide access to all first floor accommodation.

Bedroom 1

12'1" x 11'11" (3.69m x 3.64m)

A good sized double bedroom that benefits from a window to the front elevation.

Bedroom 2

8'8" x 13'4" (2.65m x 4.08m)

A double bedroom that benefits from a window to the rear elevation, providing a view over the garden beyond.

Bedroom 3

9'1" x 8'6" (2.78m x 2.61m)

A single bedroom with a window to the front elevation and a useful storage cupboard.

Family Bathroom

5'8" x 7'3" (1.73m x 2.22m)

With a suite that comprises a low-level flush WC, wash hand basin with vanity unit under and shower cubicle with electric shower. The walls are fully tiled and to the rear elevation there is a frosted window.

Rear Garden

This large and private rear garden has been laid to lawn. With a patio providing ample space for alfresco dining to the immediate rear and side of the home. Within the garden the majority of boundaries have fences and there are five useful storage sheds.

Front Garden

In the main the front garden has been laid to lawn with a paved pathway running from the

public highway, which provides access to the front door. The pathway continues to a pedestrian gate, which gives access to the garden. To the front elevation is a low-level wall boundary.

Parking

On street parking is available on a first come first served basis.

Agents Note

It should be noted that the construction type of this property is British Iron and Steel Federation Housing (BISF).

The property is sold on a Freehold basis.



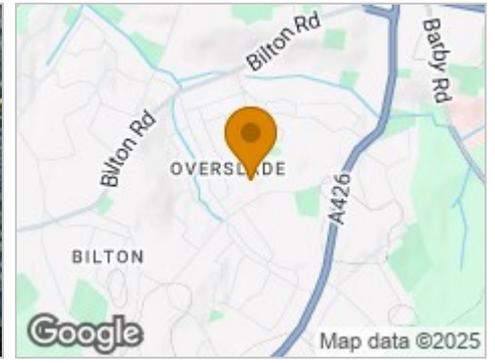
Road Map



Hybrid Map



Terrain Map



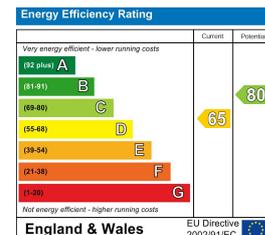
Floor Plan



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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