



Ellis Brooke



94 Izod Road

, Rugby, CV21 2JY

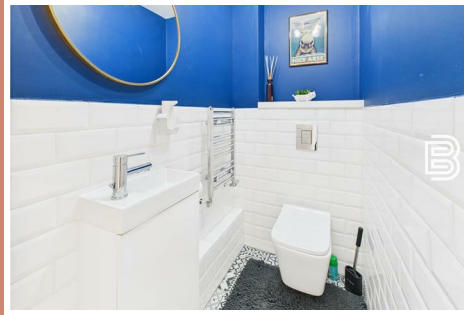
Guide price £235,000



94 Izod Road

, Rugby, CV21 2JY

Guide price £235,000



Hallway

Part double glazed front door. Stairs to first floor. (with wood effect accents & contemporary metal handrail). Wood effect flooring. Radiator. Folding door to Kitchen. Under-stairs cupboard. Door to WC. Door to Lounge/Diner.

Kitchen

Double glazed window to the front aspect. Full range of newly fitted high gloss units with high-end worktops & oversize tiling to splashbacks. Tiled flooring. Inset composite sink with mixer tap. Space for fridge/freezer. Integrated Dishwasher. Space and plumbing for washing machine. Integrated oven with gas hob and extractor. Vertical brushed matt radiator.

Guest WC

Tiled floor and half height tiling to walls. Wall mounted WC with inset flush control. Wall mounted wash hand basin with vanity unit. Extractor. Heated towel rail.

Lounge

Double glazed sliding patio doors to rear garden. Radiator. Wood effect flooring. Exposed brick effect feature wall.

Landing

Doors off to both bedrooms. Door to bathroom. Loft access hatch (partly boarded). Wood effect flooring. Radiator.

Bedroom One

Double glazed window to the rear aspect. Radiator. Fitted wardrobes with mirrored sliding doors. Wood effect flooring.

Bedroom Two

Double glazed window to the front aspect. Wood effect flooring. Over-stairs cupboard. Radiator.

Bathroom

Tiled floor. Tiled panelled bath with rainfall shower over and matt black fixings. Wall mounted wash hand basin with vanity unit. Wall mounted WC with inset flush control. Matt black heated towel rail. Extractor. Fully tiled walls.

Frontage

Low maintenance cobble style frontage with paving to front door.

Driveway

Located at the side of the property. Space for 2 cars. Gate into rear garden. EV charger.

Rear Garden

Fully enclosed by timber fencing with concrete posts and concrete gravel boards. Gate onto driveway. Low maintenance white stone borders (one edged with painted sleepers). Slate patio and path to shed hard-standing.



Road Map



Hybrid Map



Terrain Map



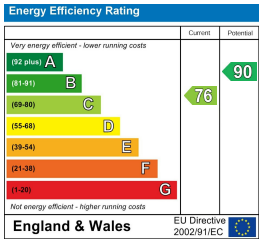
Floor Plan



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.



10 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk