



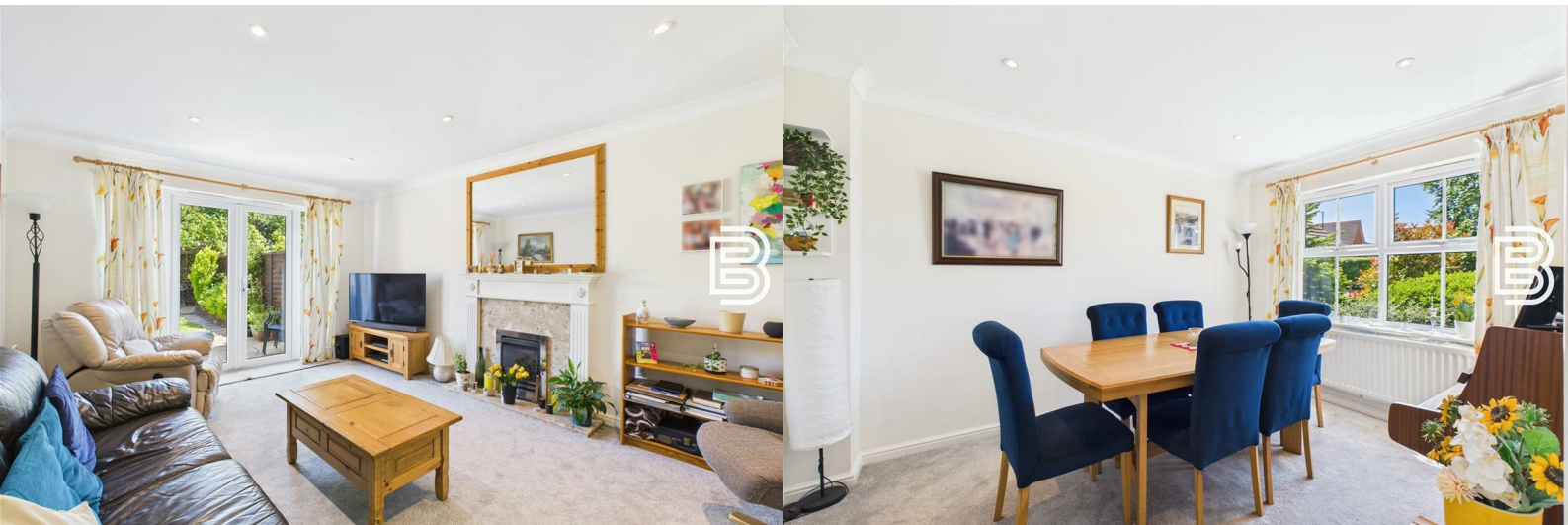
Ellis Brooke



2 Gerard Place

Cawston, Rugby, CV22 7FX

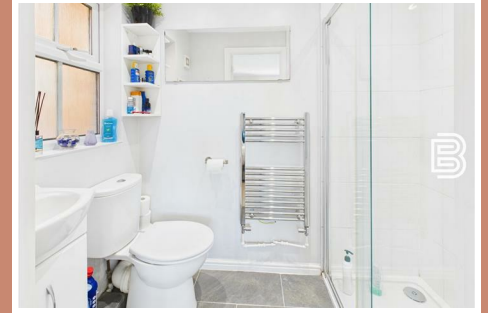
Guide price £395,000



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Hallway

Part double glazed composite door. Wood effect flooring. Stairs to first floor. Under-stairs cupboard. Radiator. Double glazed window to the front aspect. Doors off to WC, Lounge, Dining Room and Kitchen. Coat cupboard. Coving.

Guest WC

Double glazed window to the side. Radiator. Low flush WC. Wash hand basin set into vanity unit. Tiled flooring.

Dining Room

Double glazed window to the front aspect. Radiator. Coving. Double doors into Lounge. Inset spotlights.

Lounge

French Doors to the garden. Two radiators. Gas fire with surround. Double doors to Dining Room. Coving. Inset spotlights.

Kitchen

Double glazed window to the garden. Doorway to Utility. Range of base and eye level units with work surface over. Tiling to splashbacks. Tiled floor. Radiator. Inset spotlights. Double oven plus integrated gas hob. One and half bowl stainless steel sink/drainers with mixer tap. Space for fridge freezer. Space and plumbing for dishwasher.

Utility Room

Door to the side aspect (driveway), Tiled floor.

Storage units (base and eye level). Work surfaces. Wall mounted Worcester boiler. Tiling to splashbacks. Stainless steel sink. Space and plumbing for washing machine. Space for additional appliance.

Landing

Doors off to all four bedrooms. Door to Family Bathroom. Loft access hatch (pull down ladder with light and power connected - part boarded). Airing cupboard.

Bedroom One

Double glazed window to the rear aspect. Radiator. Fitted wardrobes. Door to En-Suite. Inset spotlights.

En-Suite

Double glazed window to the side aspect. Heated towel rail. Fully tiled shower cubicle. Low flush WC. Wash hand basin set upon vanity unit. Shaver point. Extractor. Inset spotlights.

Bedroom Two

Double glazed window to the front aspect. Radiator.

Bedroom Three

Double glazed window to the rear aspect. Radiator.

Bedroom Four

Double glazed window to the front aspect. Radiator.

Bathroom

Double glazed window to the side aspect. Panelled bath with mixer tap over and electric shower. Pedestal wash hand basin. Low flush WC. Majority tiled. Extractor. Inset spotlights. Radiator.

Front Garden

Shrubs and stones with pathway leading to canopy porch area. Abutting driveway.

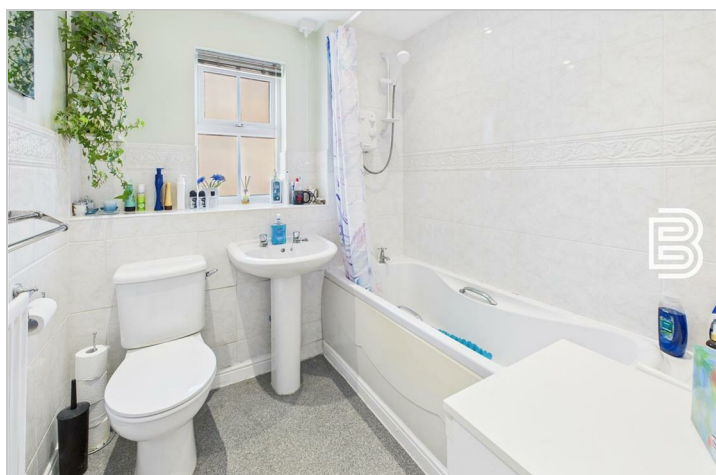
Driveway & Garage

Located to the side of the property. Driveway for 2 cars. Garage with metal up and over door. Garage has light and power connected, storage in the roof space and courtesy door into rear garden.

Rear Garden

Beautifully maintained and cared for enclosed garden. Full width patio with courtesy door into garage. Mainly laid to lawn with stepping stones along both edges leading to seating area and greenhouse area. Well tended borders (one

enclosed by sleepers). Shaded seating area with rockery area.



Road Map



Hybrid Map



Terrain Map



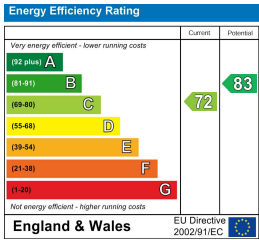
Floor Plan



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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