



# Ellis Brooke



## 23b Cromwell Road

, Rugby, CV22 5LY

**Guide price £265,000**





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## Porch

Double glazed front door then wooden (part glazed) doors into Hallway.

## Hall

Doors off to all accommodation. Loft access hatch. Radiator.

## Lounge/Diner

### L-Shaped Room

Window to the front. Two sets of French Doors to the garden (one leading into Conservatory). Fireplace area. Two radiators. Serving hatch. Dado rail.

## Conservatory

Standard uPVC construction. French doors into garden.

## Kitchen

Double glazed door and window to the side aspect. Range of base and eye level units with work surface over and tiling to splashbacks. Fitted oven plus hob. Space for fridge/freezer. Worcester boiler, immersion tank and meters all hidden behind wood panelling. Plastic sink/drainage.

## Bedroom One

Double glazed windows to the side and front aspects. Radiator. Fitted storage.

## Bedroom Two

Double glazed windows to the side and rear aspects. Radiator.

## Shower Room

Double glazed window. Double shower cubicle. Radiator. Low flush WC. Pedestal wash hand basin.

## Front Garden

Enclosed by metal fence with gate and hedging. Laid to slabs and stones. Shrubs and plants (including roses)

## Side Garden

Enclosed by a low level metal fence with gate section. Laid mainly to stones. Rear wooden access gate.

## Main Garden

Enclosed by hedging and timber fencing. Low level fence with gate leading onto parking area. Garden has a mixture of shrubs, plants, small trees, stones, slabs and wooden trellising. Two chamber brick built outhouse (one section has space and plumbing for washing machine).

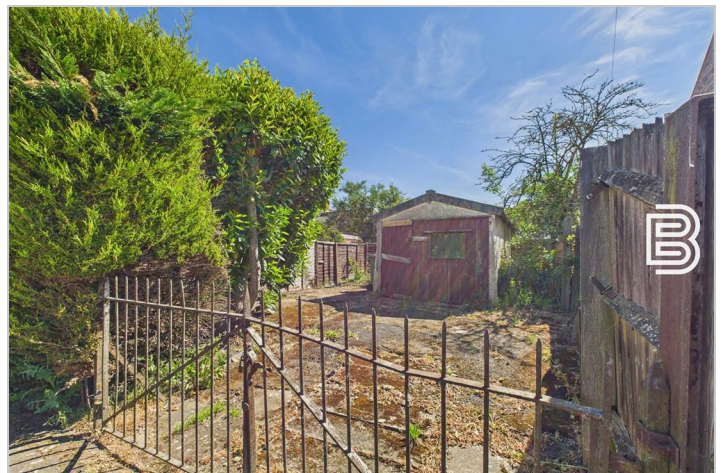
## Parking Area

Located at the end of the garden. Accessed either via a small gate in the garden or by double metal gates onto Cromwell Road. Good size hard-standing with a derelict garage.

## Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide

information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Road Map



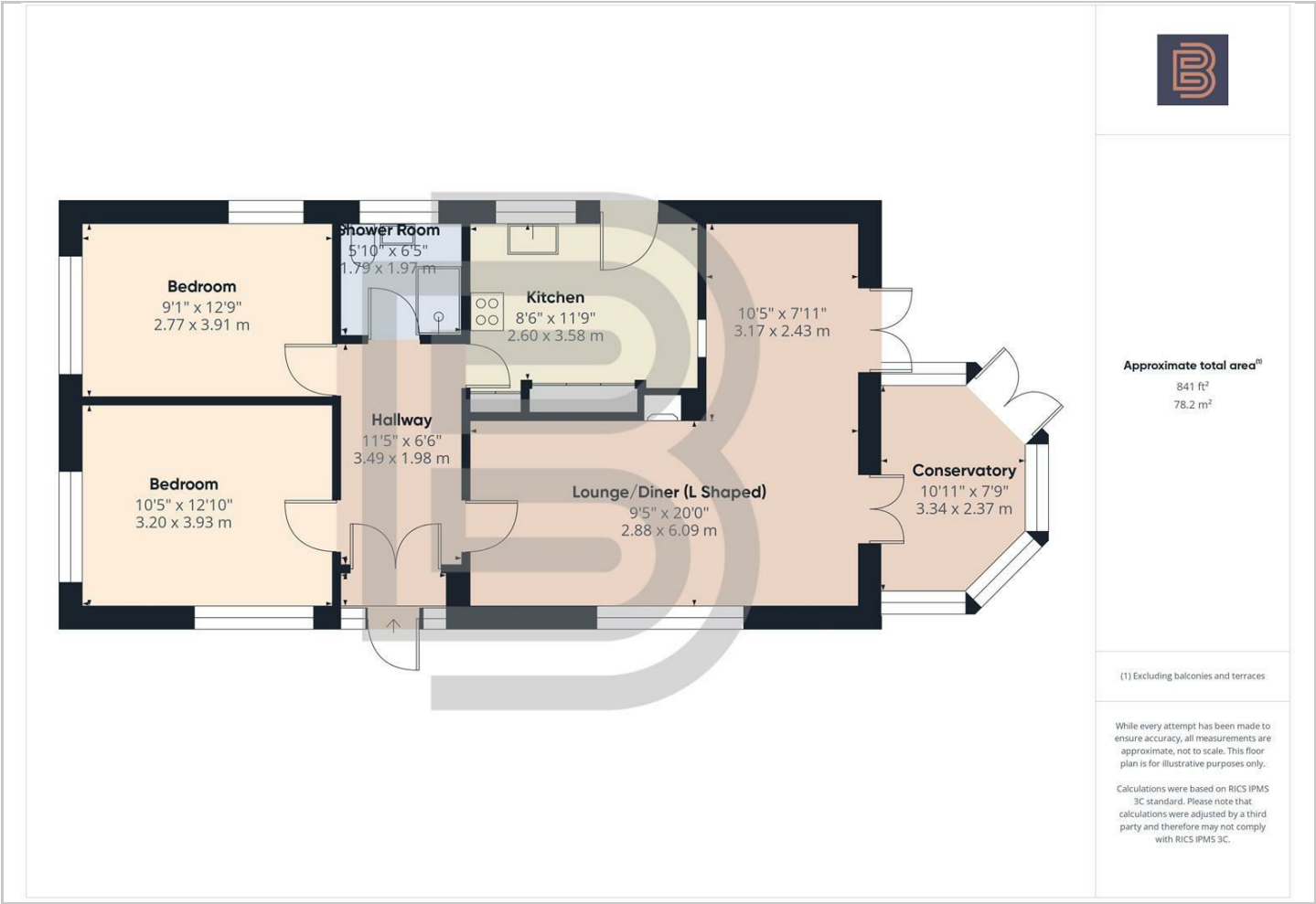
Hybrid Map



Terrain Map



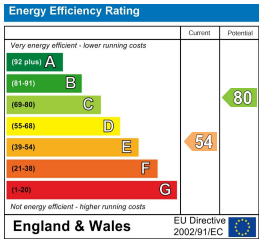
Floor Plan



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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