



Ellis Brooke



14 Almond Grove

, Rugby, CV21 1HP

Offers in excess of £210,000



3



1



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Entrance Porch

5'8" x 3'10" (1.75m x 1.19m)

Accessed via a uPVC door, the entrance porch provides some space for cloaks and shoe storage. There is a wooden door which gives access through to.

Entrance Hall

The entrance hall benefits from stairs that rise to the first floor with some under stairs storage available providing space for shoe storage. From the entrance hall, there are doors which give access through to all ground floor accommodation.

Dining Room

10'2" x 13'2" (3.12m x 4.03m)

Accessed from the entrance hall, the dining room benefits from double opening doors to the rear elevation which give access to the garden beyond. To the front elevation of the room there is an opening which gives access through to the living room.

Living Room

11'5" x 12'7" (3.5m x 3.86m)

With a bay window to the front elevation, the living room further benefits from a fireplace with gas fire set within.

Kitchen

6'11" x 16'6" (2.13m x 5.05m)

The kitchen comprises of a range base and eye level unit with a complementary workshop over.

To the rear elevation there is a window along with two further windows to the side elevation. In addition to the side elevation there is a uPVC door, which provides access to the driveway.

WC

2'5" x 6'4" (0.75m x 1.95m)

With a low-level flush WC and wash hand basin with small vanity unit under. To the side elevation of the room there is a frosted window and there is a wall mounted boiler.

1st Floor Landing

The first floor landing benefits from a window to the side elevation that provides the area with natural light. Access to the loft is obtained via a loft hatch, and in addition there are doors which provide access through to all the first floor accommodation.

Bedroom 1

11'5" x 13'3" (3.48m x 4.05m)

A well proportioned double bedroom with a bay window to the front elevation.

Bedroom 2

10'3" x 13'2" (3.13m x 4.03m)

A good sized double bedroom with a window to the rear elevation that provides a view over the garden.

Bedroom 3

7'0" x 9'10" (2.14m x 3.01m)

A spacious single bedroom with a window to the

rear elevation that provides a view over the garden.

Bathroom

5'10" x 6'7" (1.78m x 2.03m)

With a suite that comprises of a low-level flush WC, wash hand basin and paneled bath with mixer shower over. To the front elevation there is a frosted window and there is a wall mounted radiator.

Rear Garden

The immediate rear of the home is a block paved patio, which provides ample space for alfresco dining. From the patio there is a paved pathway which runs the length of the garden to a second patio area providing further space for seating. In the main the remainder of the garden has been laid to lawn and to the rear there is a bank which rises to the Oxford Canal located behind.

Driveway

To the front of the home there is a good sized block paved driveway that provides ample

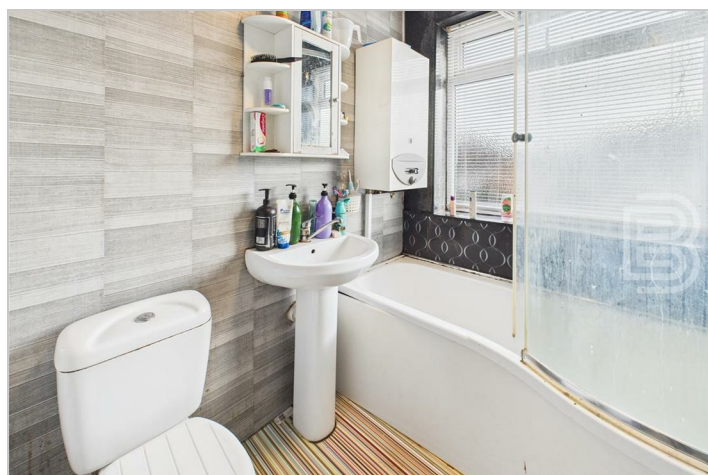
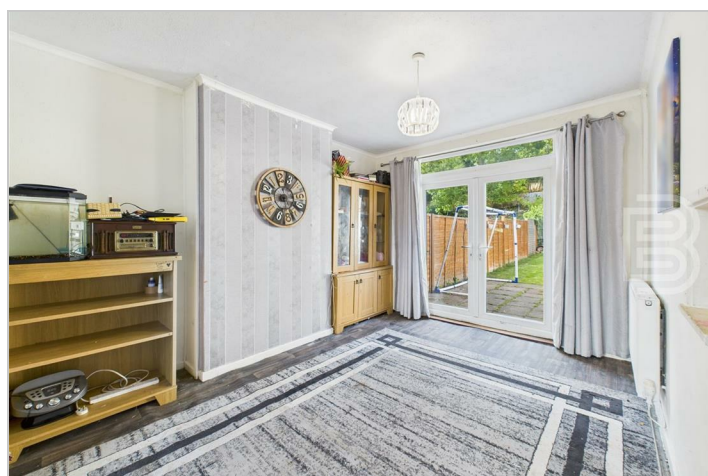
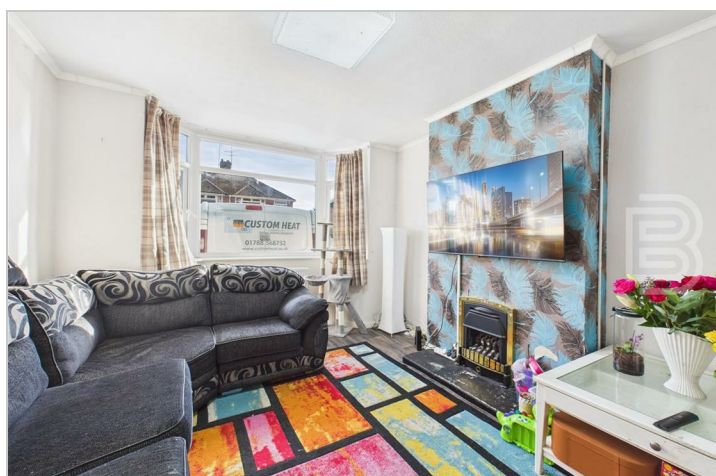
off-road parking for several vehicles. The block paved driveway continues along the side of the property providing further parking and access to the single garage.

Garage

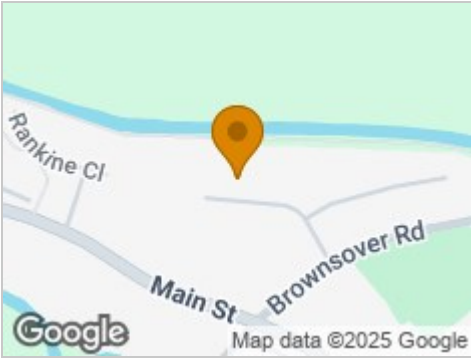
A detached single garage that has a manual up and over door to the front elevation and window to the side elevation.

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



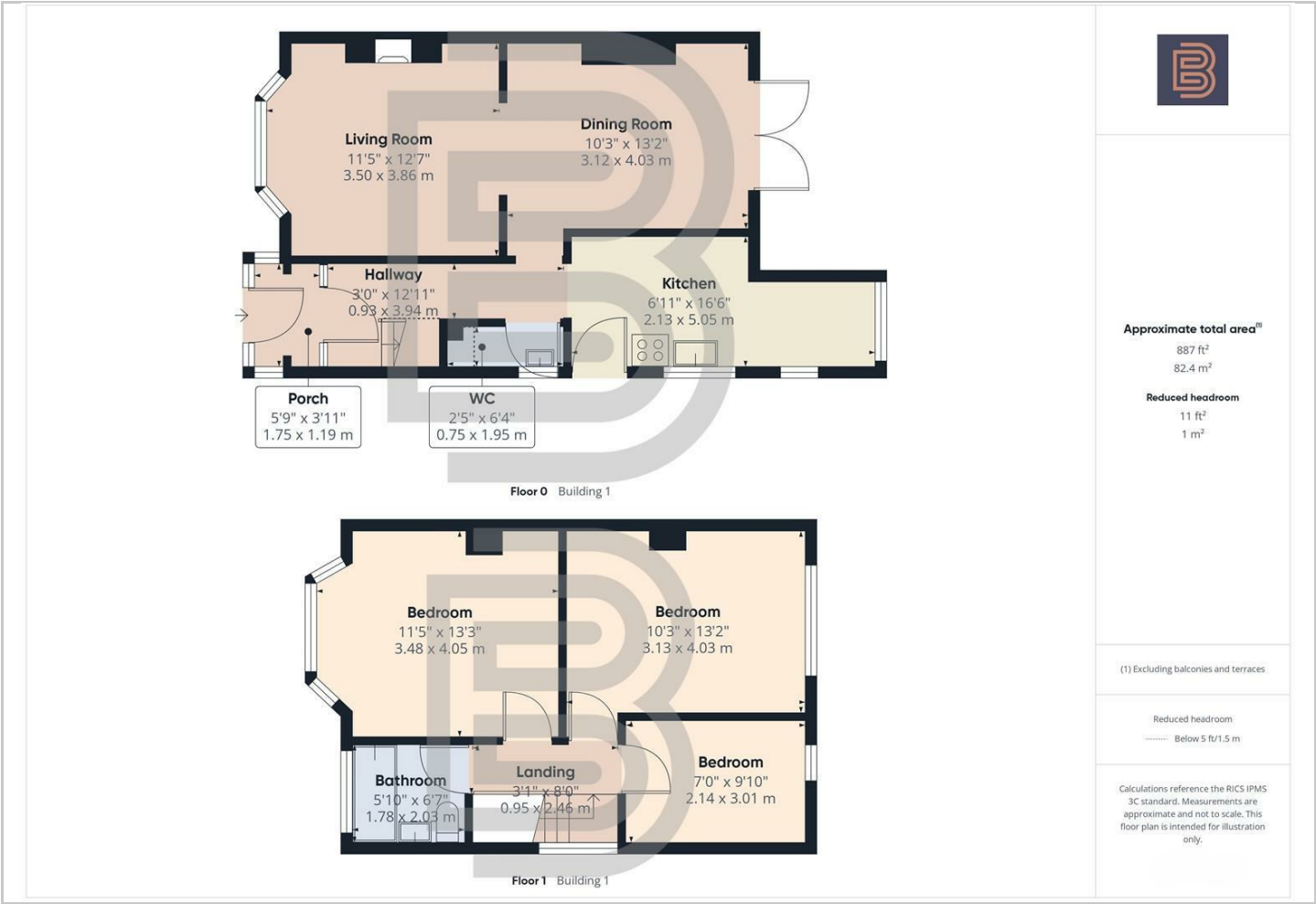
Hybrid Map



Terrain Map



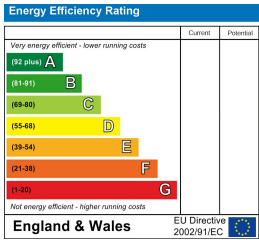
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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