



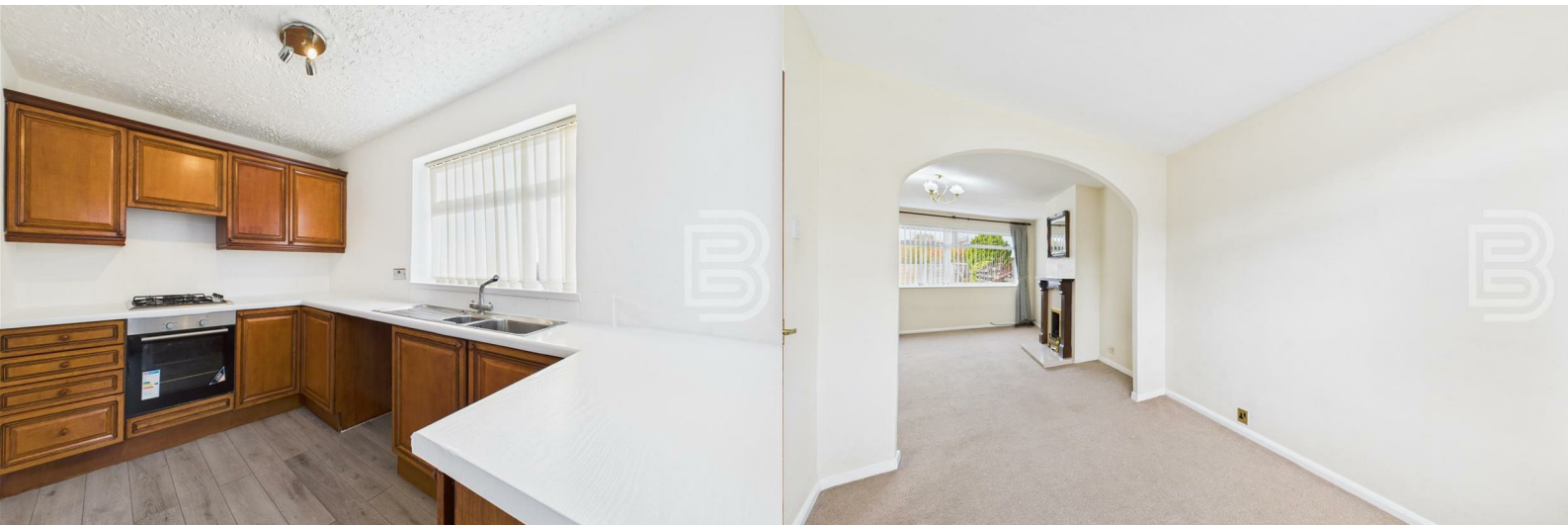
Ellis Brooke



89 Firs Drive

Rugby, CV22 7AD

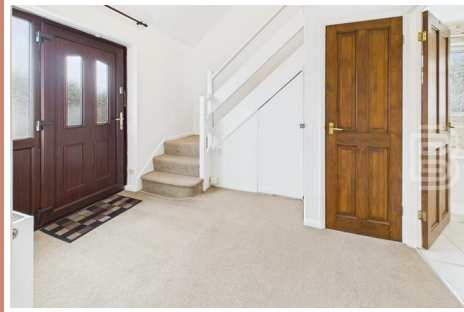
Asking price £230,000



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, Rugby, CV22 7AD

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Location

Set in a quiet cul-de-sac close to Rugby town centre, the area offers a good range of local shops and everyday amenities. It's well connected too, with regular bus services, easy access to the M1, M6 and M45, and Rugby train station just a five minute drive away.

Entrance hall

9'10 x 7'6 (3.00m x 2.29m)

Enter via obscure glazed uPVC door. understairs cupboard. Cupboard housing combi boiler. Doors to further accommodation and stairs to first floor. Radiator.

Dining area

9'10 x 7'7 (3.00m x 2.31m)

Enter via door off hallway. uPVC window to the front elevation. Radiator. Opening into:

Lounge area

16'10 x 10'9 (5.13m x 3.28m)

With coal effect gas fire place, mantle and surround, uPVC window to the rear elevation. Radiator. TV point. Door into:

Kitchen

10'7 x 7'2 (3.23m x 2.18m)

With a range of base and eye level units and roll top worksurfaces. Built in oven with four ring gas hob and extractor hood. Built in sink with drainage board and mixer tap. Space and plumbing for washing machine. uPVC window to the side elevation and door to the rear elevation.

Bathroom

5'9 x 7'4 (1.75m x 2.24m)

With a single panel bath and mixer taps and shower. Low flush wc and wash hand basin built in to vanity cupboard. uPVC obscure window to the side elevation. Extractor fan. Tiled walls and floor. Radiator.

Stairs & Landing

Bedroom one

16'1 x 10'8 (4.90m x 3.25m)

uPVC window to the front elevation. Radiator. Space into the eaves

Bedroom two

9'9 x 7'3 (2.97m x 2.21m)

uPVC window to the rear. Radiator.

Rear garden

Mainly laid to lawn with the garage set in the garden. Fencing to the rear and side boundaries. Pathways leading to the rear and side.

Single garage

With up and over front door. Door from side garden. Light and power

Front Driveway

Block paved driveway providing off road parking for several vehicles.

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



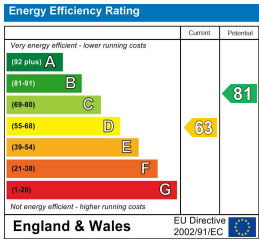
Floor Plan



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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