



# Ellis Brooke



## 1 Webb Drive

Boughton Vale, Rugby, CV23 0UP

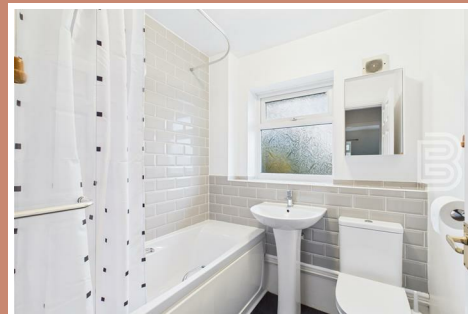
**Guide price £219,950**



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## Hallway

uPVC part double glazed front door. Stairs to first floor. Opens to Kitchen. Radiator. Door to Lounge/Diner. Alarm control panel.

## Kitchen

Double glazed window to the front aspect. Radiator. Wall mounted boiler. Range of base and eye level units with work surfaces over and tiling to splashbacks. Stainless steel sink/drain. Space for a cooker. Space for a fridge/freezer. Space and plumbing for washing machine.

## Lounge/Diner

Double glazed door and window to the rear garden. Radiator. Under-stairs cupboard.

## Landing

Doors off to both bedrooms and bathroom. Airing cupboard. Loft access hatch.

## Bedroom One

Two double glazed windows to the front aspect. Radiator. Fitted bedroom furniture.

## Bedroom Two

Double glazed window to the rear aspect. Radiator. Built in wardrobe area.

## Bathroom

Double glazed window to the rear aspect. Panelled bath with shower over. Radiator. Pedestal wash hand basin. Low flush WC. Extractor.

## Frontage

Shallow lawned foregarden bisected with slab pathway leading to canopy porch. Side gate giving garden access.

Additionally there are small trees, shrubs and low level fencing abutting Newton Manor Lane.

## Parking

Private hard-standing for 2 cars (side by side).

## Rear Garden

Enclosed by timber fencing. Side access gate. Mainly laid to lawn with some shrubs and plants. Initial slabbed patio. Small shed with stepping stones leading to it.

## 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



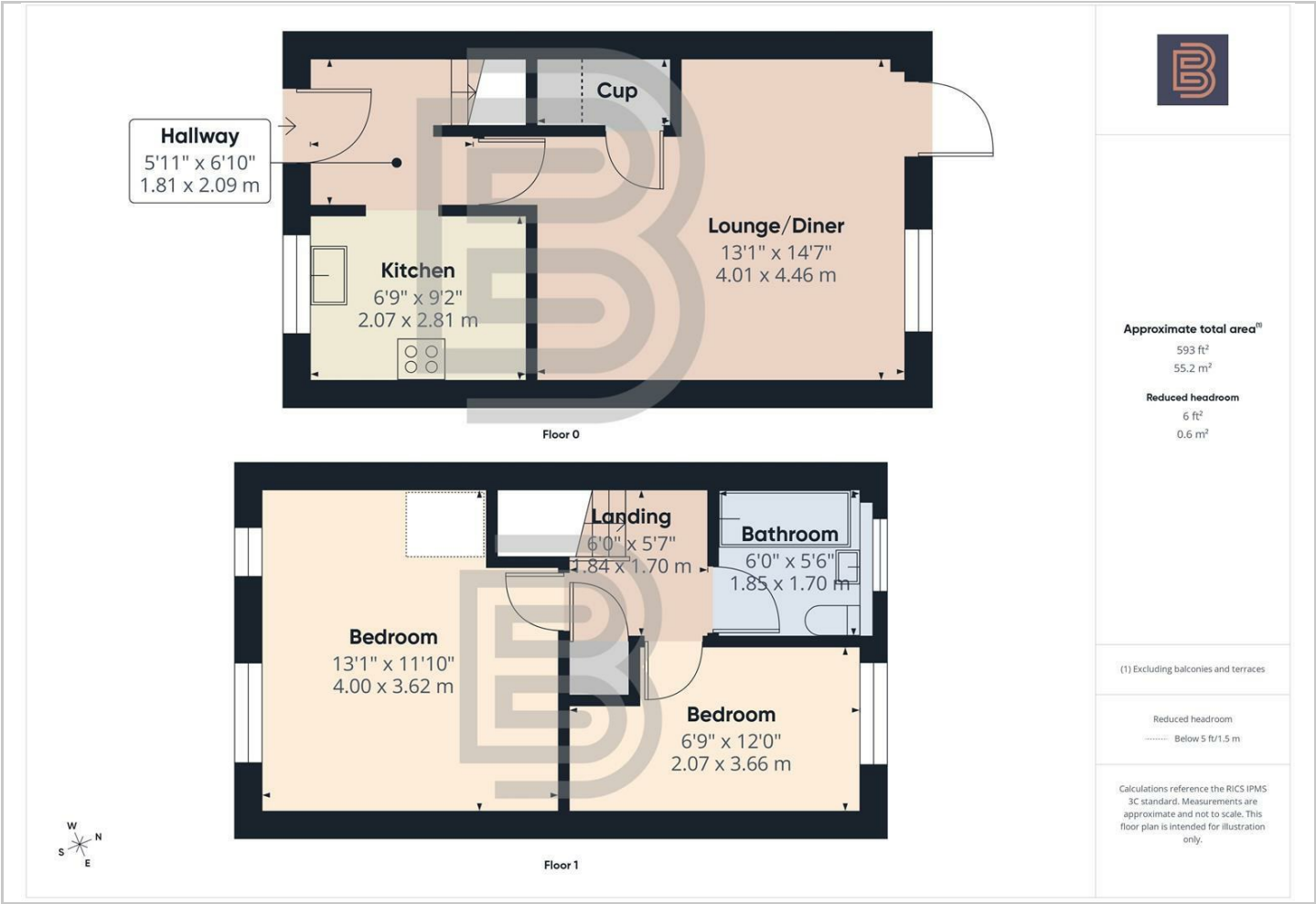
Hybrid Map



Terrain Map



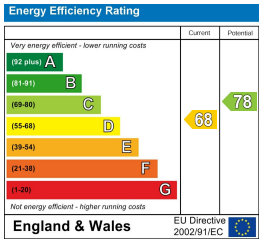
Floor Plan



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



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