



Ellis Brooke



17 Wordsworth Road

, Rugby, CV22 6HY

Guide price £359,950



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Hallway

Double glazed door and window to the front aspect. Stairs to first floor with side window. Doors off to Lounge & Dining Room. Radiator.

Lounge

14'4" x 11'5" (4.37m x 3.48m)

Double glazed French Doors out onto the rear garden. Radiator. Electric fire with surround. Coving.

Dining Room

12'4" x 10'9" (3.76m x 3.28m)

Double glazed window to the front aspect. Radiator. Door into Kitchen. Coving.

Kitchen

15' x 8'4" max (4.57m x 2.54m max)

Double glazed window to the rear aspect. Door to lobby. Tiled flooring. Range of base and eye level units with work surface over. Stainless steel sink with double drainer and mixer tap. Space for cooker. Space for fridge/freezer. Radiator. Space and plumbing for washing machine.

Rear Lobby

Door into garage. Door to WC. Door to Boiler Room. Double glazed door out to rear garden.

WC

High flush WC. Window to the side aspect.

Landing

Double glazed window to the front aspect. Doors off to all 3 bedrooms and bathroom. Airing

cupboard. Loft access hatch (with pull-down ladder. Loft is majority boarded with light)

Bedroom One

14'4" x 11'4" max (4.37m x 3.45m max)

Double glazed window to the rear aspect. Radiator. Fitted wardrobe.

Bedroom Two

12'1" x 7'3" min (3.68m x 2.21m min)

Double glazed window to the rear aspect. Radiator.

Bedroom Three

13' x 7'6" (3.96m x 2.29m)

Double glazed window to the front aspect. Radiator.

Bathroom

7'4" x 5'5" (2.24m x 1.65m)

Double glazed window to the side aspect. Panelled bath. Pedestal wash hand basin. Low flush WC. Heated towel rail. Tiling to splashbacks.

Driveway/Frontage

Enclosed by low level brick wall. Gates to both sides of the property. Sweeping driveway leading to recess porch and garage. Lawned fore-garden with flower and plant borders.

Garage

16'1" x 7'8" (4.90m x 2.34m)

Metal up and over door. Internal courtesy door to lobby. Window to the side. Power and light connected.

Rear Garden

Full width patio. Gates to both sides. Several steps up to majority lawned area with timber fencing and hedging. Substantial well stocked borders to both sides. Trellis archway at the end of the garden leading to secluded area and shed.



Road Map



Hybrid Map



Terrain Map



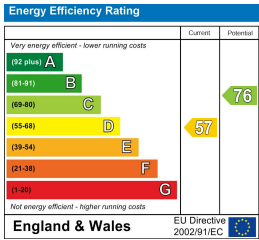
Floor Plan



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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