



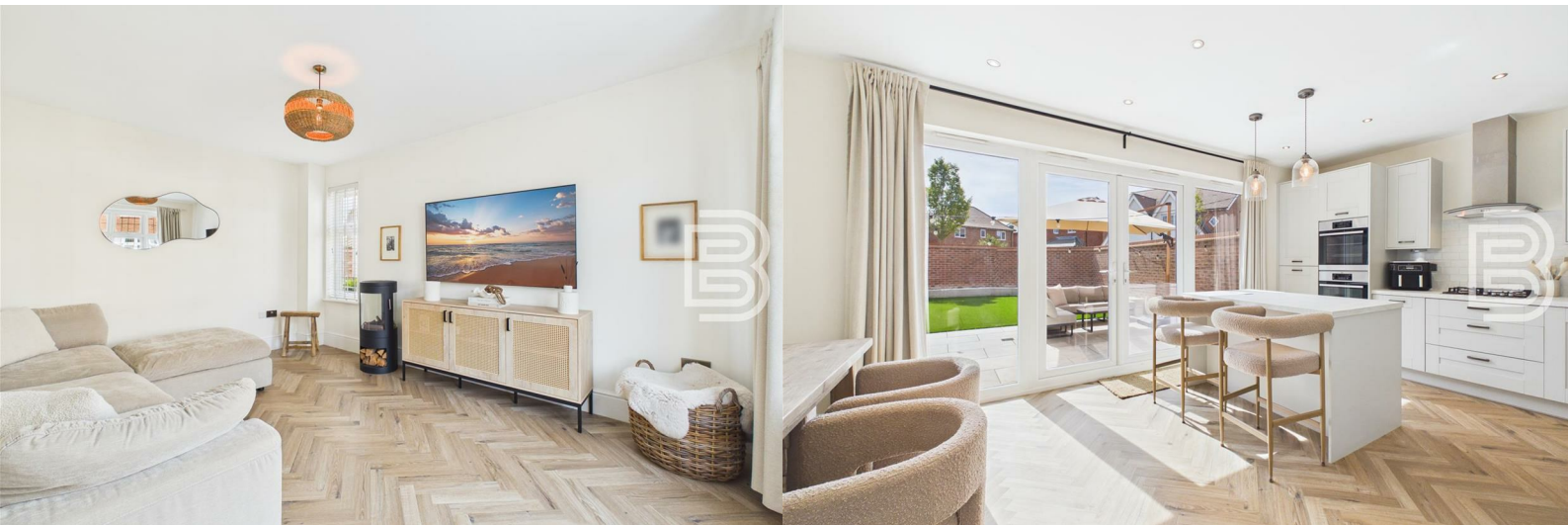
Ellis Brooke



36 Great Brook Ground

Houlton, Rugby, CV23 1DS

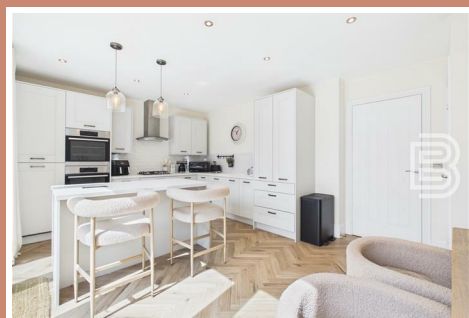
Guide price £399,950



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Hallway

Composite part double glazed front door with glazed section. Radiator. Karndean flooring. Door to Lounge. Door to Guest WC. Door to Kitchen/Diner. Under-stairs cupboard. Partial wood panelling.

Lounge

Double glazed windows to the front and side aspects. Radiator. Karndean flooring.

Kitchen/Diner

Double glazed French Doors to the patio and garden with double glazed windows either side. Karndean flooring. Utility cupboard (with space and plumbing for washing machine and dryer). Full range of base and eye level units plus central island with worktops and under cabinet lighting. Integrated double oven plus gas hob and extractor. Integrated dishwasher. Integrated fridge and freezer. Integrated wine chiller. Inset spotlights. Vertical radiator. Inset sockets (on the island)

Guest WC

Double glazed window to the front aspect. Radiator. Wall mounted wash hand basin. Low flush WC. Karndean flooring.

Landing

Double glazed window to the side aspect. Doors off to all three bedrooms, family bathroom and cupboard housing Worcester combination boiler. Loft access hatch. Radiator.

Bedroom One

Double glazed window to the front aspect. Radiator. Door to En-Suite.

En-Suite

Double glazed window to the side aspect. Tiled flooring. Enclosed double shower cubicle. Pedestal wash hand basin. Low flush WC. Extractor. Shaver point. Heated towel rail.

Bedroom Two

Double glazed window to the rear aspect. Half height wood panelling. Radiator.

Bedroom Three

Double glazed window to the rear aspect. Radiator.

Family Bathroom

Double glazed window to the front aspect. Heated towel rail. Panelled bath with shower over. Low flush WC. Wall mounted wash hand basin. Extractor. Shaver point. Storage cupboard. Tiled floor.

Frontage

Modern and low maintenance with porcelain slabs and bright white stones.

Driveway

Off road parking for at least 2 cars which leads to the single garage. Gate into rear garden.

Garage

Metal up and over door. Power and light connected.

Garden

Completely landscaped and enclosed primarily with a brick wall. Sizeable porcelain patio with side gate onto driveway. Remainder of garden is laid to artificial grass with raised stone borders and a slab/stone area behind the garage. Outside power socket and outside tap.

Area Notes

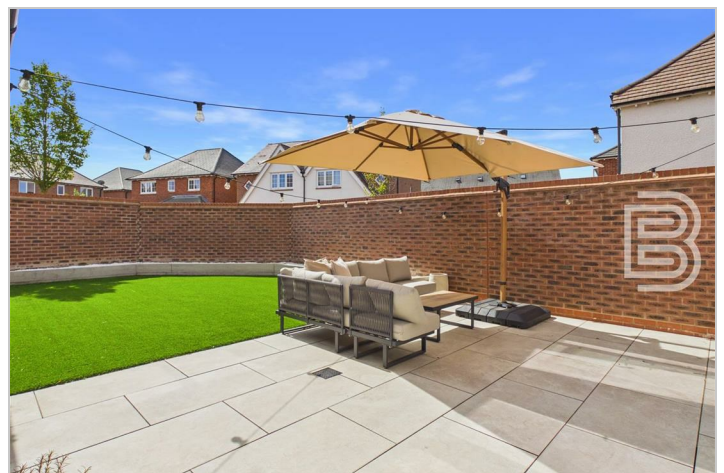
For the use and enjoyment of green/open spaces and family amenities the Houlton area is subject to an annual estate maintenance service charge.

This particular property has a charge of around £370 per annum.

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



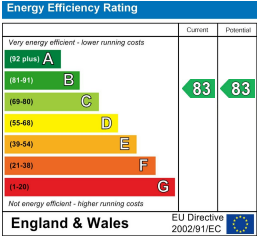
Floor Plan



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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