



# Ellis Brooke



## 1 Brays Close

Brinklow, Rugby, CV23 0NH

**Guide price £279,950**



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## Location

Brinklow is a well-served village with a playgroup, nursery and primary school, three pubs, a post office, newsagents, deli and takeaway options. It also has a doctor's surgery, church, chapel and hall. The village sits between Rugby and Coventry, with Leamington Spa nearby, and fast rail links to London and Birmingham from Rugby station.

## Entrance Porch

3'5 x 5'10 (1.04m x 1.78m)

Enter via uPVC door. uPVC window to the rear elevation. Electric storage heater. Door into:

## Lounge

12'5 x 15'3 (3.78m x 4.65m)

uPVC window to the rear and side elevation. Electric storage heater. Electric fireplace. TV point. Door into:

## Inner Hallway

8'10 x 5'1 (2.69m x 1.55m)

Doors to further accommodation. Large storage cupboard which also has the loft hatch inside.

## Airing Cupboard

Envi warm air system.

## Bathroom

5'9 x 9'10 (1.75m x 3.00m)

Single panel bath with separate taps. Electric shower. Wash hand basin with pedestal and separate taps. Low flush wc. Half tiled walls. uPVC obscure window to the rear elevation.

## Kitchen/Breakfast Room

7'5 x 12'2 (2.26m x 3.71m)

With a range of base and eye level units and roll top work surfaces. Space for cooker. Built in sink. Space and plumbing for washing machine and dishwasher. Space for fridge and freezer. uPVC window to the side elevation. uPVC door to garden. Half tiled. Raised area providing space for table. Coving. Smoke alarm. Warm air vent.

## Bedroom One

14'4 x 9'10 (4.37m x 3.00m)

uPVC double glazed window to the front elevation. Storage heater. Built in wardrobe.

## Bedroom Two

9'10 x 11'9 (3.00m x 3.58m)

uPVC double glazed window to the front elevation. Warm air vent. Built in wardrobe.

## Rear Yard

Wrought iron gate to rear and side. Door into garage. Block paved and walled boundaries.

## Garage

8'2 x 17'2 (2.49m x 5.23m)

Up and over door. Light and power. Courtesy door to the rear yard.

## 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



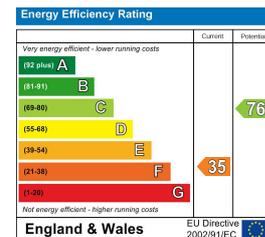
## Floor Plan



## 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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