Ellis Brooke

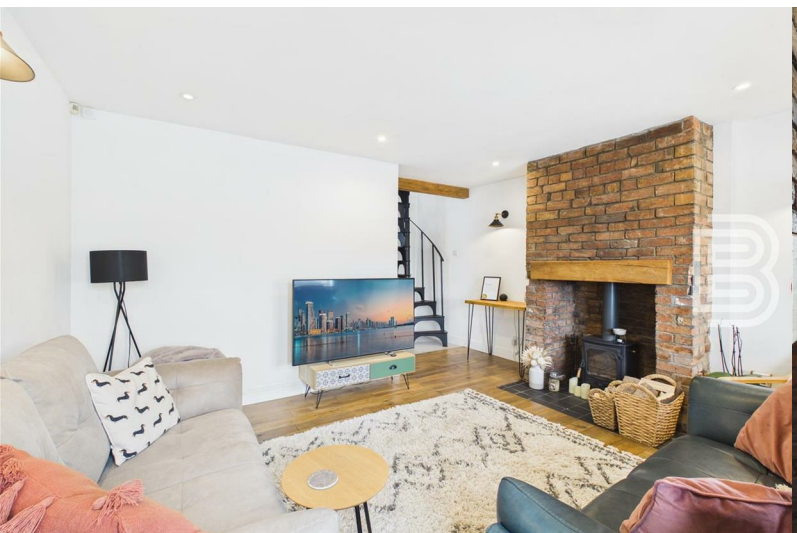


7 Queens Road

Bretford, Rugby, CV23 0JY

Offers in excess of £190,000

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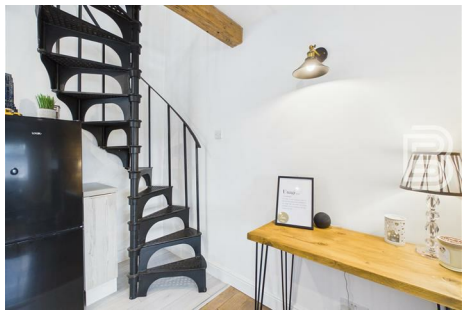


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Living Room
Composite front door with double glazed panels. Oak flooring. Radiator. Opens through to Kitchen & spiral stairs. Wood burner set into chimney breast with tiled hearth. Inset spotlights.

Kitchen
Double glazed door and window to the rear aspect. Metal spiral staircase. Range of stylish base and eye level units with sink/drainer. Space for a fridge freezer. Tiling to splashbacks. Integrated oven and hob. Integrated microwave. Inset spotlights. Space and plumbing for washing machine. Radiator. Sink/drainer with directional mixer tap.

Bedroom
Double glazed window to the rear aspect. Wood floor. Opens into dressing room. Door to Shower room. Radiator. Inset spotlights. Loft access hatch.

Dressing Room

Shower Room
Double glazed window to the front aspect. Radiator with towel rail. Good size shower cubicle which is enclosed and fully tiled. Built in cupboard. Low flush WC. Pedestal wash hand basin. Inset spotlights. Extractor.

Rear Yard
Initial shared use yard area with side alley leading to the front of the property. Use of a brick built (lockable) storage outhouse. Stone pathway leading round to garden.

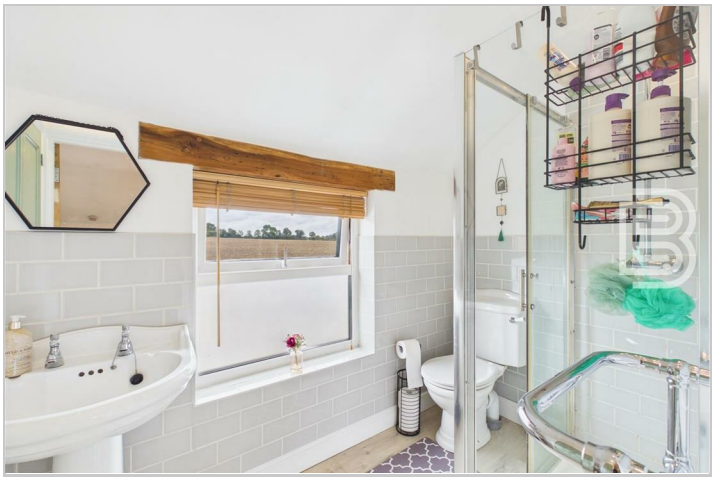
Private Garden
Just for this property. Enclosed by hedges, bushes and fence to the rear. Mainly laid to lawn with sunken patio adjoining timber office/work room.

Work Room
Power connected. Window and doors.

Outhouse
Brick built with a wooden door.
Located next to the garden pathway.

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



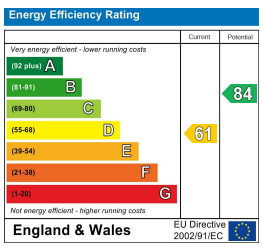
Floor Plan



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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