



Ellis Brooke



51 Craven Road

Town Centre, Rugby, CV21 3JY

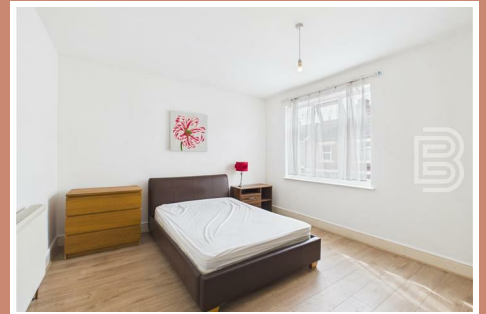
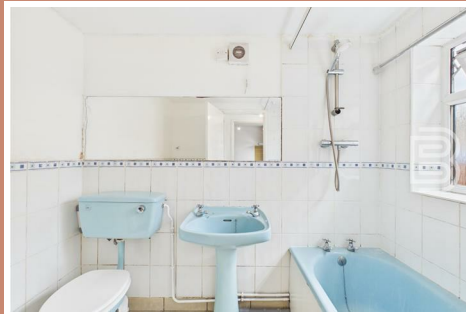
Guide price £205,000



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Hallway

Double glazed front door. Doors off to both reception rooms. Radiator. Stairs to first floor. Wood effect flooring.

Living Room

Double glazed bay window to the front. Radiator.

Dining Room

Double glazed window to the rear. Wood effect flooring. Radiator. Door into Kitchen. Brick built fireplace area.

Kitchen

Under-stairs cupboard. Double glazed window to the side. Doorway to rear lobby. Tiled floor. Stainless steel sink with mixer tap. Range of base & eye level units with work surface over. Radiator. Integrated cooker, hob & extractor. Wall mounted boiler. Space for fridge/freezer.

Rear Lobby

Door to garden. Door to Bathroom. Space for two appliances such as a fridge & freezer.

Bathroom

Double glazed window to the side. Low flush WC. Tiled floor. Panelled bath with shower over. Pedestal wash hand basin. Radiator.

Landing

Doors off to all three bedrooms. Storage cupboard.

Bedroom One

Double glazed window to the front. Radiator.

Bedroom Two

Double glazed window to the rear. Radiator.

Bedroom Three

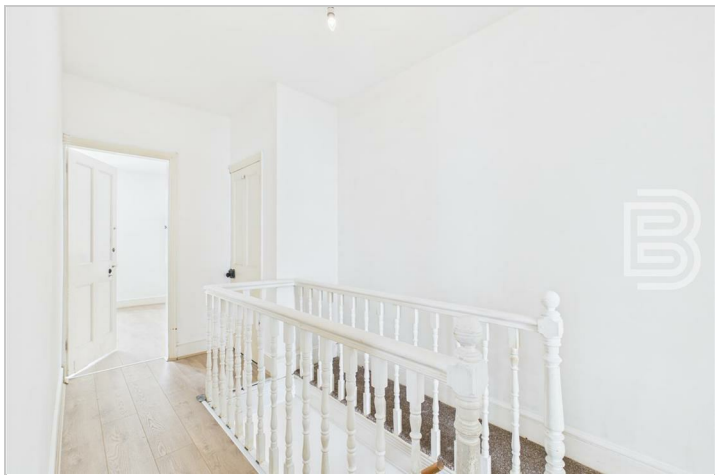
Double glazed window to the rear. Radiator.

Rear Garden

Enclosed by timber fencing. Mainly laid to patio slabs with planting areas. Access way and gate to the side. Concrete side return area.

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



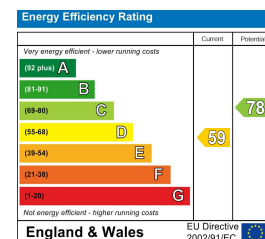
Floor Plan



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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