



Ellis Brooke



## 12 Willowford Close

Long Lawford, Rugby, CV23 9FH

**Offers in excess of £275,000**



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## Hallway

Replacement composite front door into Hallway. Radiator. Stairs to first floor. Doors to Guest WC and Lounge.

## Guest WC

Double glazed window to the front aspect. Low flush WC. Pedestal wash hand basin. Radiator. Extractor.

## Lounge

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

## Kitchen/Diner

Double glazed French Doors and window to the rear garden. Under-stairs cupboard. Radiator. Full range of Re-Fitted base and eye level units with work surfaces over. Integrated oven with gas hob and extractor. Space for fridge/freezer. Space and plumbing for washing machine and dishwasher. Space for a further appliance such as a dryer.

## Landing

Doors off to 3 bedrooms and bathroom. Loft access hatch. Cupboard housing replacement Worcester Combination boiler.

## Bedroom One

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

## En-Suite

Double glazed window to the side aspect.

Pedestal wash hand basin. Low flush WC. Double shower cubicle. Shaver point. Extractor. Radiator.

## Bedroom Two

Double glazed window to the rear aspect. Radiator.

## Bedroom Three

Double glazed window to the rear aspect. Radiator.

## Bathroom

Double glazed window to the front aspect. Heated towel rail. Panelled bath with shower over. Low flush WC. Pedestal wash hand basin. Extractor. Shaver point. Tiling to splashbacks.

## Frontage

Pathway leading to the front door with a small hedge along one side. Low maintenance laid to gravel.

## Rear Garden

Landscaped with apple and plum trees with newly fitted decking area for entertaining. The garden is mainly laid to gravel for low maintenance with a shrub border to one side. Stepping stones leading to the new garden shed and side gate which has access to allocated parking spaces for two cars. The garden is enclosed by timber fencing.

## Parking

Allocated spaces for 2 cars accessed through

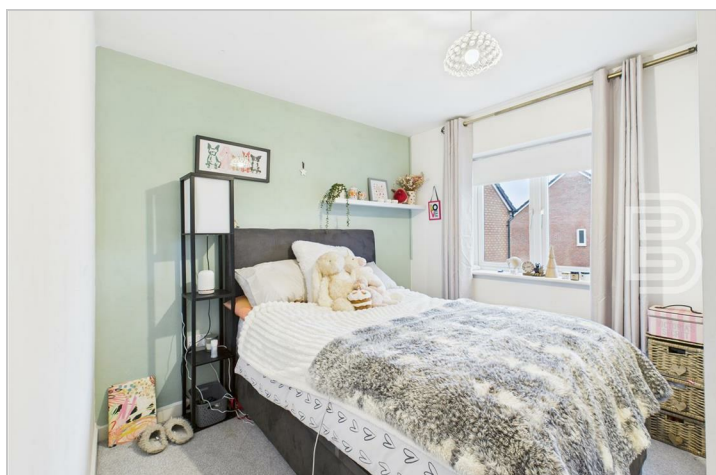
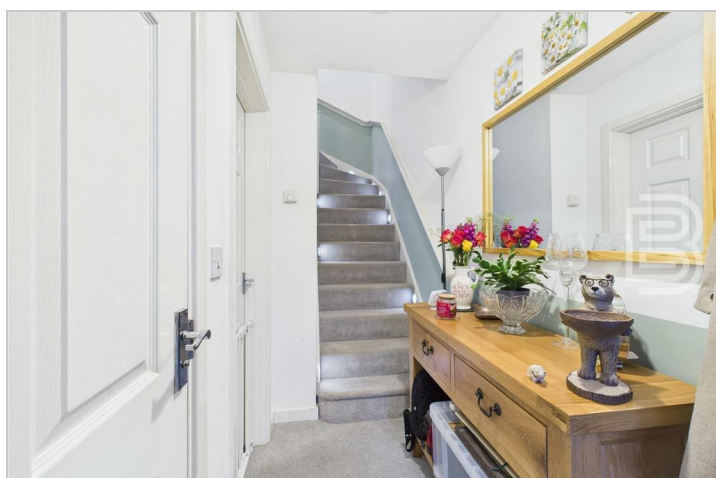
the side gate in the garden and located behind the house.

#### Area Notes

Estate Management Charge of around £170 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



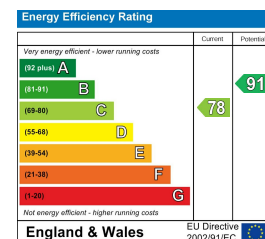
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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