Ellis Brooke



3 Outram Avenue

Long Lawford, Rugby, CV23 9FD

Guide price £285,000

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Hallway
Composite front door with glazed panels. Part tiled floor and part wood effect. Stairs to first floor. Radiator. Doors off to WC, Kitchen & Living/Dining Room. Coat and shoe cupboard.

Guest WC
Low flush WC. Wall mounted wash hand basin. Extractor. Tiled flooring. Radiator.

Kitchen
Double glazed window to the front aspect. Radiator. Breakfast bar area. Range of base and eye level units with work surfaces over. Tiling to splashbacks. Integrated double oven with gas hob and extractor. Space for a fridge/freezer. Space and plumbing for a washing machine. Space and plumbing for a slimline dishwasher. Extractor. Wall mounted boiler. One and a half bowl stainless steel sink drainer.

Living/Dining Room
Double glazed window and French Doors to the rear garden. Wood effect flooring. Radiator. Small under-stairs cupboard.

First Floor Landing
Stairs to top floor. Radiator. Doors off to Lounge and Bedroom One.

Lounge
Double glazed window and Juliet balcony with French Doors to the front aspect. Two radiators. Wood effect flooring.

Bedroom One
Double glazed window to the rear aspect. Door to En-Suite. Radiator. Double bank of fitted wardrobes.

En-Suite
Double glazed window to the rear aspect. Heated towel rail. Enclosed shower cubicle. Low flush WC. Wash hand basin set into vanity unit. Extractor. Fully tiled.

Top Floor Landing
Double glazed window to the side aspect. Radiator. Doors to three further bedrooms and bathroom. Airing cupboard.

Bedroom Two
Double glazed window to the rear aspect. Door to En-Suite. Radiator. Double bank of fitted wardrobes.

En-Suite
Velux style window. Radiator. Extractor. Enclosed shower cubicle. Pedestal wash hand basin. Low flush WC.

Bedroom Three
Double glazed window to the front aspect. Radiator. Loft access hatch.

Bedroom Four
Double glazed window to the front aspect. Radiator. Wood effect flooring.

Family Bathroom
Panelled bath. Tiling to splashbacks. Low flush WC. Pedestal wash hand basin. Extractor. Radiator. Inset spotlights.

Frontage
Partly laid to grass and partly with artificial grass. Slabs and two steps to canopy porch and front door.

Driveway with Car Port
Block paved parking with new garage door leading into car port area (which is open to the rear garden providing further parking space)

Rear Garden
Larger than average for the area. Enclosed primarily by timber fencing. Opens into rear of car port. Initial full width patio with seating area and hard-standing. Central lawned section with plant/shrub borders plus low level wall to two sides.

Area Information
The area has an applicable Management Charge of around £150 per annum.

Money Laundering Regulations
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Road Map



Hybrid Map



Terrain Map



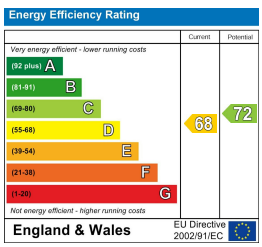
Floor Plan



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



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