



Ellis Brooke



69 Craven Road

, Rugby, CV21 3JZ

Guide price £260,000



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## Entrance Hall

2'10" x 3'3" (0.88m x 1.01m)

The property is accessed via a composite front door. The entrance hall has a door that get access through to.

## Hallway

2'10" x 11'4" (0.87m x 3.47m)

With stairs that rise to the first floor and doors which give access through to the ground floor accommodation.

## Living Room

8'9" x 14'4" (2.68m x 4.39m)

With a bay window to the front elevation. The room for the benefits from having a gas fire.

## Dining Room

12'9" x 14'1" (3.91m x 4.3m)

There is a window to the rear elevation, providing a view over the garden. The room further benefits from a useful under stairs storage cupboard and a gas fire. To the rear elevation of the room there is a door access through to.

## Kitchen

7'9" x 10'2" (2.37m x 3.11m )

The kitchen comprises of a range of base and eye level units with a complementary worktop over. To the side elevation there is a window that provides natural light. Within the kitchen there is a fitted electric oven with a four ring gas hob and extractor fan over. Further to this there is space for a washing machine and tall fridge freezer. To the rear elevation of the room there is a door which gives access through to.

## Rear Lobby

7'8" x 2'9" (2.36m x 0.86m)

With a door to the side elevation providing access to the garden and a door to the rear elevation giving access through to.

## Bathroom

7'8" x 6'7", (2.36m x 2.02m,)

With a suite that comprises a low-level flush WC, wash hand basin and paneled bath with electric shower over. Within the bathroom the walls are part tiled and there is a frosted window to the rear elevation.

## 1st Floor Landing

With stairs that rise to the second floor and doors which give access to all first floor accommodation.

## Bedroom 1

14'7" x 11'10" (4.46m x 3.62m)

A large double bedroom with a bay window and further window to the front elevation. This bedroom benefits from a range of fitted wardrobes and cupboards.

## Bedroom 2

12'8" x 11'7" (3.87m x 3.55m)

A spacious double bedroom with a window to the rear elevation, providing a view over the garden and neighbouring park. This bedroom further benefits from a fitted cupboard, which houses the boiler.

## 2nd Floor Landing

With a Velux window above providing natural light, the second floor landing has doors which give access through to all the second floor accommodation.

### Bedroom 3

12'0" x 11'0" (3.67m x 3.36m)

A double bedroom that has a window to the front elevation. This bedroom benefits from a suite of fitted wardrobes and cupboards.

### Bedroom 4

12'7" x 11'5" (3.84m x 3.49m)

A double bedroom with a window to the rear elevation, providing a view over the garden and neighbouring park. This bedroom benefits from a fitted cupboard and further walk-in closet (with some restricted head height at the entrance). Subject to the relevant plumbing provisions this walk in closet could be converted to an ensuite, the walk in closet measures 1.34m x 1.78m.

### Rear Garden

To the rear of the home there is a private and enclosed garden. Enclosed with a combination of brick wall and fencing. To the immediate rear property there is a patio which provides ample space for seating and alfresco dining. The remainder of the garden has been laid to lawn. To the side of the home there is gated access to the front.

### Front Garden

With gated access from the public highway with walled boundaries. The front garden has been laid to a concrete hard standing and gives access to the front door and provides space for bin storage.

### On Street Parking

On street parking is available via a residence permit scheme via Rugby Borough Council.

### Money Laundering Regulations

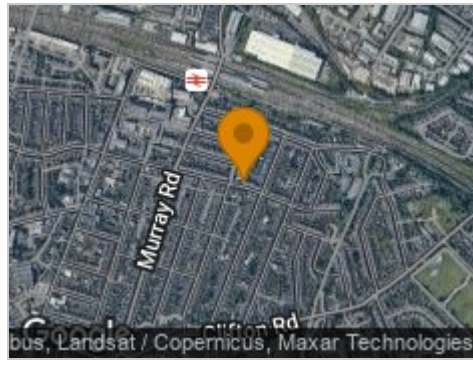
Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) 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



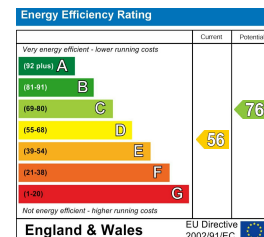
## Floor Plan



## 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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