Ellis Brooke



102 Izod Road

, Rugby, CV21 2JY

Asking price £200,000

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Entrance Hall
The entrance hall has stairs that rise to the first floor and the door which gives access through to.

Living Room
14'3" x 9'7" (4.36m x 2.94m)
A well proportion room that benefits from a window to the front elevation. The room further benefit benefits from access to a useful stairs storage cupboard. To the rear elevation of the room there is a door which gives access through to

Kitchen Dining Room
9'2" x 13'1" (2.81m x 4.01m)
The kitchen itself comprises of a range of base and eye level units with a complementary worktop over. 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 tall fridge freezer and washing machine. To the rear elevation of the room there is a window and door which provides a view over and gives access to the garden. From the kitchen there is a door which gives access through to.

W/C
4'9" x 3'1" (1.46m x 0.94m)
With a low level flush WC and wash hand basin. Within the room there is tiling the splash area and a frosted window to the rear elevation.

1st Floor Landing
The first floor landing gives access to the loft via a loft hatch and in addition their are doors which give access through to all first floor accommodation.

Bedroom 1
9'2" x 13'1" (2.8m x 3.99m)
A well proportioned double bedroom that benefits from a window to the rear elevation that provides a view over the garden.

Bedroom 2
8'1" x 13'2" (2.47m x 4.02m)
A spacious double bedroom that benefits from two windows to the front elevation. The bedroom further benefits from access to the properties airing cupboard.

Bathroom
5'11" x 5'11" (1.82m x 1.82m)
The bathroom has a suite that comprises a low-level flush WC, wash hand basin and paneled bath with shower over. Within the bathroom there is tiling to all splash back areas and the floor is fully tiled.

Rear Garden
To the rear of the property is a private and enclosed garden. Enclosed to all elevations by fencing. The majority of the garden has been laid to lawn with a patio to the immediate rear of the home, which provides space for alfresco dining and outdoor seating. A pathway runs the length of the garden where there is gated rear access.

Front

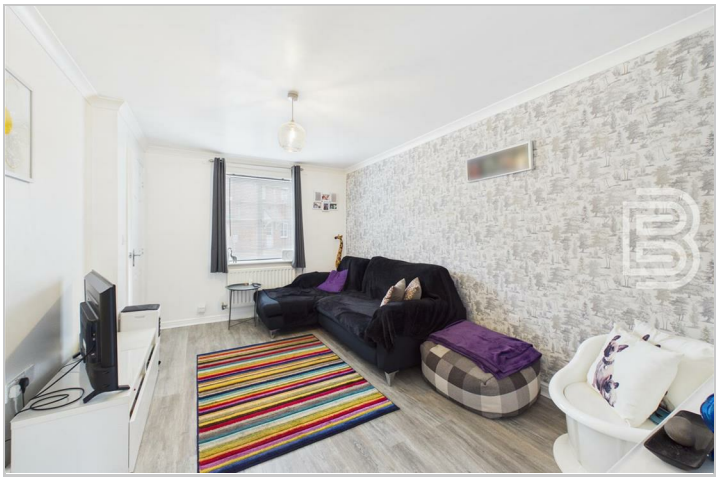
To the front of the property is an area of garden which has been laid to a gravel stone. From the public highway there is a paved pathway which gives access to the front door.

Parking

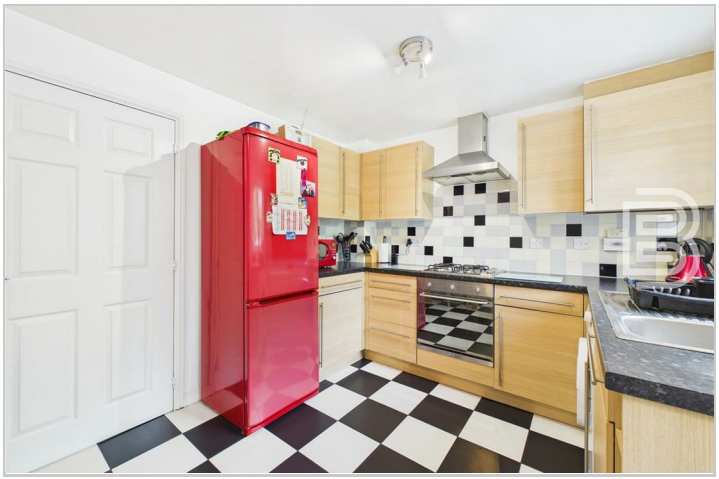
The property benefits from off-road parking for two vehicles in tandem, the driveway is found close to the side of the home.

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.









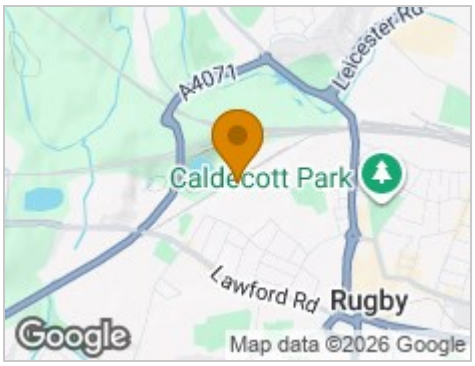
Road Map



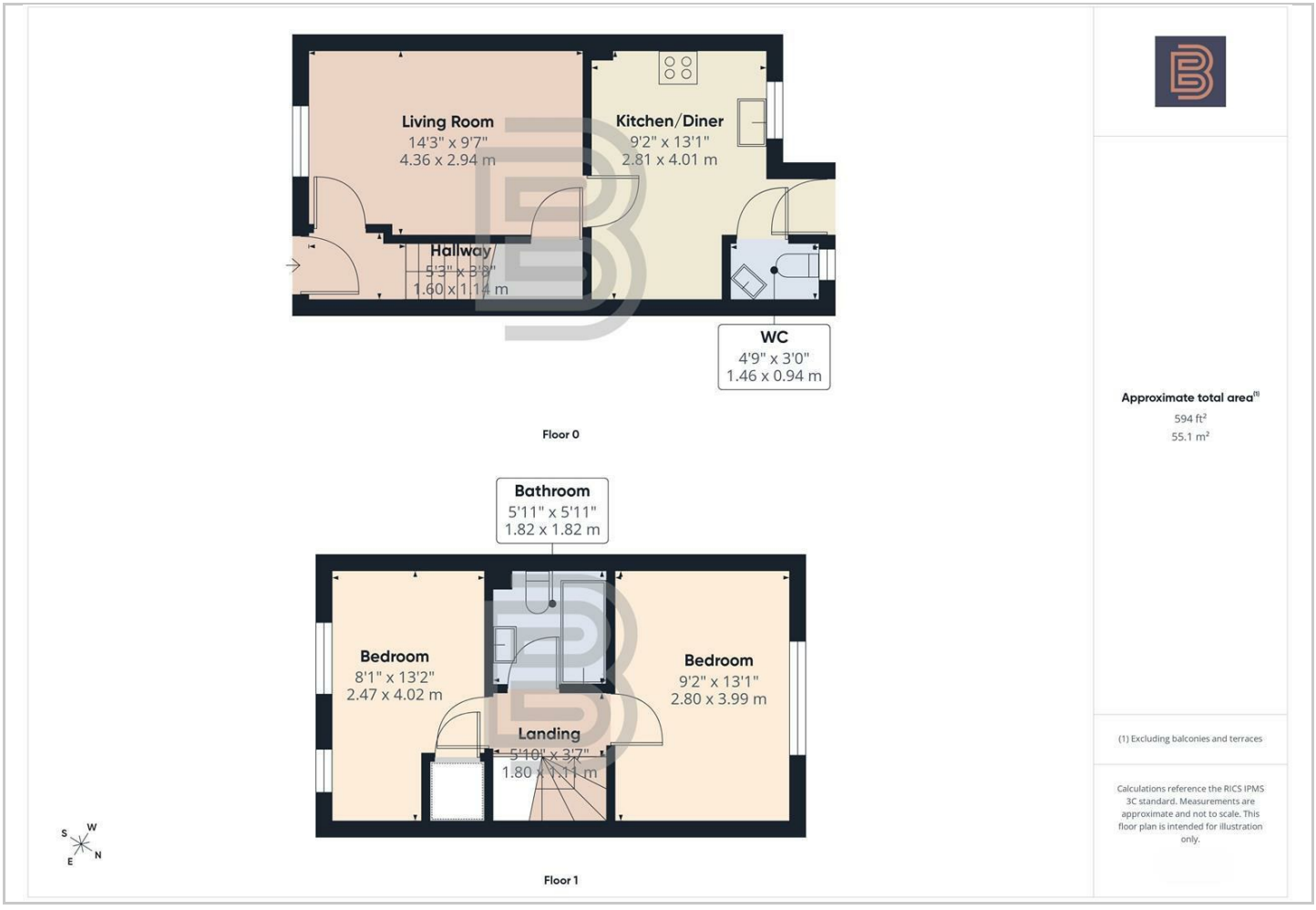
Hybrid Map



Terrain Map



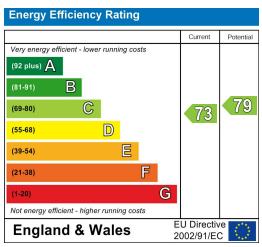
Floor Plan



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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