



Ellis Brooke



145 Murray Road

Close to Town Centre, Rugby, CV21 3JR

Guide price £365,000



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Entrance Hall

The entrance hall benefits from a tiled floor throughout, there are stairs rise to the first floor and in addition there is access to a useful storage cupboard, providing ample space for cloak and shoe storage. Further to this there are doors which give access through to all ground floor accommodation.

Living Room

14'0" x 12'0" (4.27m x 3.67m)

The living room benefits from a bay window to the front elevation with fitted shutters. The focal point of the room is the feature fireplace with tiled hearth with oak mantle and log burning stove set within. The room sees a continuation of the tiled flooring found in the entrance hall.

Dining Room

13'2" x 10'4" (4.03m x 3.15m)

A room that benefits from double opening doors to the rear elevation that give access to the garden. The focal point of the room is the feature fireplace with tiled hearth and oak mantle with log burning stove set within. The tiled flooring found in the entrance or continues into the room.

Kitchen Breakfast Room

18'0" x 9'10" (5.51m x 3.01m)

The kitchen itself comprises of a range base and eye level units with a complementary worktop over. A useful breakfast bar provides ample space for seating within the kitchen. There are fitted appliances which include two electric ovens with a five ring gas hob and extractor fan over. Further to this there is space for a tall fridge freezer. The kitchen gives access to the homes airing cupboard. To the side elevation there is a window and double opening doors, giving a view over and access to the garden. To the rear elevation there is a door which gives access to.

Utility

7'5" x 9'6" (2.27m x 2.92m)

With a range of base level units and a complementary worktop over. To the side elevation there is a frosted window and the rear elevation a door giving access through to.

Ground Floor Shower Room

2'7" x 9'8" (0.79m x 2.96m)

With a suite that comprises a low-level flush WC, wash hand basin with vanity unit under and shower cubicle. Within the room the walls are part tiled and there is a wall mounted heated towel rail. To the rear elevation there is a frosted window.

1st Floor Landing

The first floor landing has doors that provide access to all first floor accommodation. There is access to a useful storage cupboard, and further to this there are stairs that rise to the second floor.

Bedroom 1

14'3" x 10'5" (4.35m x 3.2m)

A spacious double bedroom that benefits from a bay window to the front elevation. The focal point of the room is the cast iron fireplace. This bedroom benefits from its own ensuite with the door that gives access through to.

Ensuite - Bedroom 1

5'7" x 5'1" (1.71m x 1.57m)

With a low flush WC, wash hand basin with vanity unit under and shower cubicle. Within the ensuite there is tiling to all splash back areas.

Bedroom 2

8'10" x 10'7" (2.71m x 3.23m)

A double bedroom that benefits from its own ensuite. To the rear elevation there is a window that provides a view over the garden. This bedroom further benefits from access to a fitted storage cupboard. The room benefits from a feature cast-iron fireplace. A door gives access through to.

Ensuite - Bedroom 2

3'11" x 7'7" (1.2m x 2.33m)

With a low-level flush WC, wash hand basin with vanity unit under and shower cubicle with rainfall style attachment. Within the ensuite, the walls are part tiled.

Bedroom 3

11'2" x 10'0" (3.41m x 3.05m)

A double bedroom with a window to the rear elevation, providing a view over the garden.

Bedroom 4

10'0" x 6'11" (3.05m x 2.12m)

A good sized single bedroom that benefits from a window to the side elevation.

1st Floor Bathroom

6'11" x 4'11" (2.11m x 1.5m)

With a suite that comprises a low level flush WC, wash hand basin with vanity unit under and paneled bath with mixer shower over.

Within the bathroom the walls are part tiled, there is a wall mounted radiator and to the side elevation there is a frosted window. Access to the loft is obtained via a loft hatch.

2nd Floor Landing

The second floor landing has doors that provide access to all second floor accommodation.

Bedroom 5

11'3" x 8'10" (3.44m x 2.71m)

A good sized double bedroom that has a window to the rear elevation. Within the bedroom there is a base and eye level unit with a complementary worktop over and stainless steel sink built in.

Office

6'9" x 11'8" (2.07m x 3.57m)

A room that benefits from 2 Velux windows to the front elevation.

2nd Floor Bathroom

5'8" x 5'4" (1.74m x 1.65m)

With a suite that comprises a low-level flush WC, wash hand basin with vanity unit under and shower cubicle with electric shower. Within the bathroom the walls are are part tiled, there is a wall mounted heated towel rail and to the rear elevation there is a frosted window.

Rear Garden

To the rear of the home there is a low maintenance, private and enclosed rear garden. Enclosed by a combination of walls and fencing. The majority of the garden has been laid with a paving stone with planting boards found to each side. To the rear of the garden there is gated access to the parking area.

Parking

Located to the rear of the property is a hard parking area that provides off-road parking and is accessed from Murray Road.

Front

To the front of the property there is an area of front garden which in the main has been laid with a block paving stone. With with low-level brick wall boundaries and with gated access from the public highway. An additional area of the front garden has been laid with some mature planting.

Money Laundering Regulations

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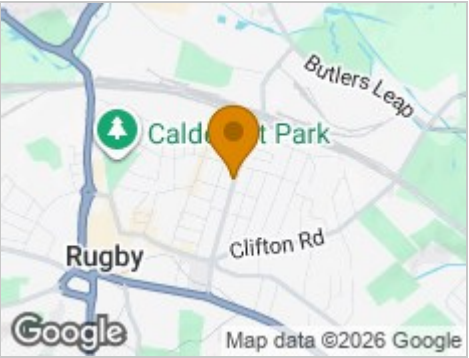
Road Map



Hybrid Map



Terrain Map



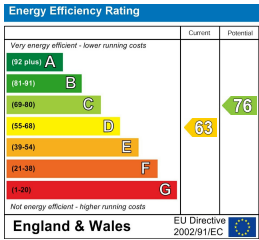
Floor Plan



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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