



Ellis Brooke



## 22 Spectrum Avenue

Ashlawn Gardens, Rugby, CV225PP

**Guide price £415,000**



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## Hallway

Composite front door with double glazed window above. Alarm control panel. Stairs to first floor. Amtico flooring. Doors to Guest WC, Lounge & Kitchen/Diner. Under-stairs cupboard. Radiator.

## Guest WC

Double glazed window to the side aspect. Low flush WC. Pedestal wash hand basin. Amtico flooring.

## Lounge

Double glazed window to the front aspect. Two radiators.

## Kitchen/Diner

Double glazed window and French Doors to rear garden. Amtico flooring. Two radiators. Utility cupboard. Range of base and eye level units with stylish work surface over. Under cabinet feature lighting. A range of upgraded integrated appliances to include : Fridge, Freezer, Double Oven, Large Induction Hob, Extractor plus a Dishwasher. Stainless steel sink/drainer with mixer tap.

## Utility Cupboard

Wall mounted boiler. Space and plumbing for a washing machine plus a dryer. Work surface and some storage space. Amtico flooring.

## Landing

Doors off to all 4 bedrooms. Door to Family

Bathroom. Double doors to storage cupboard. Double glazed window to the side aspect. Loft access hatch. Radiator.

## Bedroom One

Double glazed window to the rear aspect. Radiator. Fitted wardrobe with sliding doors. Door to En-Suite.

## En-Suite

Fully tiled enclosed shower cubicle. Extractor. Shaver point. Low flush WC. Heated towel rail. Pedestal wash hand basin.

## Bedroom Two

Double glazed window to the front aspect. Radiator.

## Bedroom Three

Double glazed window to the rear aspect. Radiator.

## Bedroom Four

Double glazed window to the front aspect. Radiator.

## Bathroom

Double glazed window to the side aspect. Panelled bath with tiling around and shower over. Low flush WC. Heated towel rail. Pedestal wash hand basin. Tiling to splashbacks. Extractor.

## Frontage

Shrub and plant fore-garden with pathway

leading to front door with canopy porch. Driveway located alongside the property.

#### Driveway

Electric car charger. Off Road parking for at least 2 cars. Leads to good size Detached Garage. Gate into Rear Garden.

#### Garage

21ft long garage. Metal up and over door. Power and light connected. Storage in the roof space.

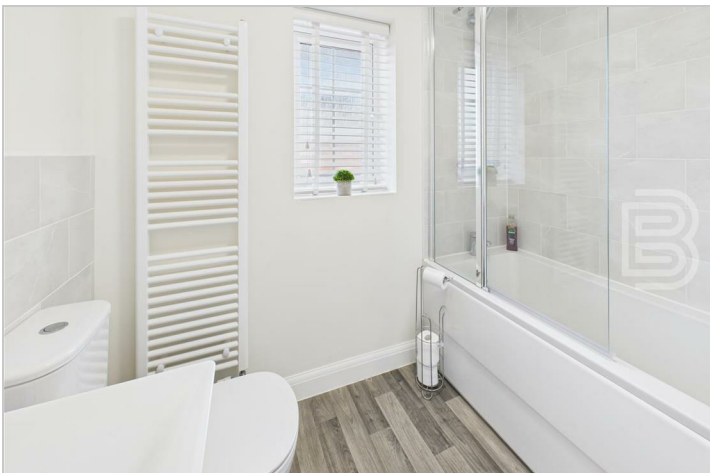
#### Garden

Enclosed by a mixture of timber fencing and brick walls (being the sides of garages). Initial shallow slabbed walkway leading to side gate. The rest of the garden is entirely laid to lawn.

#### 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



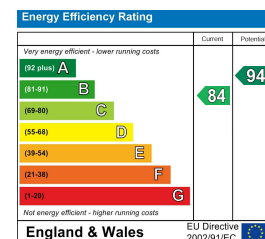
## Floor Plan



## 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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