



Ellis Brooke



102 Main Street

Wolston, CV8 3HP

Offers in excess of £240,000



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## Porch

Double glazed outer door. Double glazed windows to two sides and wooden part glazed internal door through to living accommodation. Tiled floor.

## Lounge/Diner

19'8" x 11'10" max (5.99m x 3.61m max)  
Double glazed windows to the front and rear aspects. Door to Inner lobby. Two radiators. Gas fire with surround.

## Inner Lobby

Stairs to first floor. Doorway to Kitchen. Double glazed door out to rear yard. Space for fridge/freezer. Coving.

## Kitchen

9'4" x 5'11" (2.84m x 1.80m)  
Double glazed windows to the side and rear. Radiator. Range of base and eye level units with tiling to splashbacks and work surfaces. Sink/drainage. Space and plumbing for washing machine. Integrated oven with gas hob.

## Landing (first floor)

Doors off to two bedrooms and bathroom. Stairs to top floor bedroom. Double glazed window to the rear aspect.

## Bedroom

12' x 8'11" max (3.66m x 2.72m max)  
Double glazed window to the front aspect. Radiator. Range of fitted bedroom furniture.

## Bedroom

9'11" x 6'4" (3.02m x 1.93m)  
Double glazed window to the rear aspect. Radiator.

## Bathroom

8'11" x 6'5" (2.72m x 1.96m)  
Double glazed window to the front aspect. Heated towel rail. Panelled bath with shower over. WC & wash hand basin built into vanity unit with storage. Majority tiled walls.

## Top Floor Bedroom

14'3" x 9'1" max (4.34m x 2.77m max)  
Double glazed window to the rear aspect. Radiator. Several eaves storage cupboards. Additional storage cupboard housing modern boiler.

## Front Garden

Pleasant front garden with views over nearby field and over to the village church. Lawned area with shrubs and small trees. Small pond. Pathway leading to porch and in turn onto shared side access (leading to the small yard)

## Parking

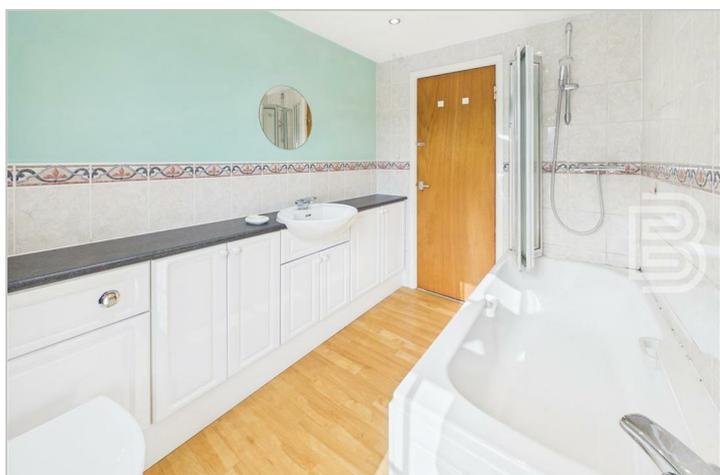
Off road parking hard-standing at the very front of the property for 1 car.

## Small Rear Yard

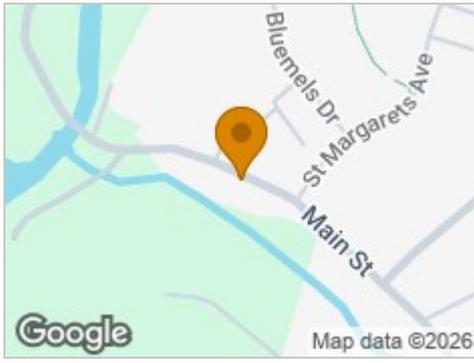
Very small enclosed yard with side access gate. Low maintenance stone chippings. Small outhouse with wooden door.

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



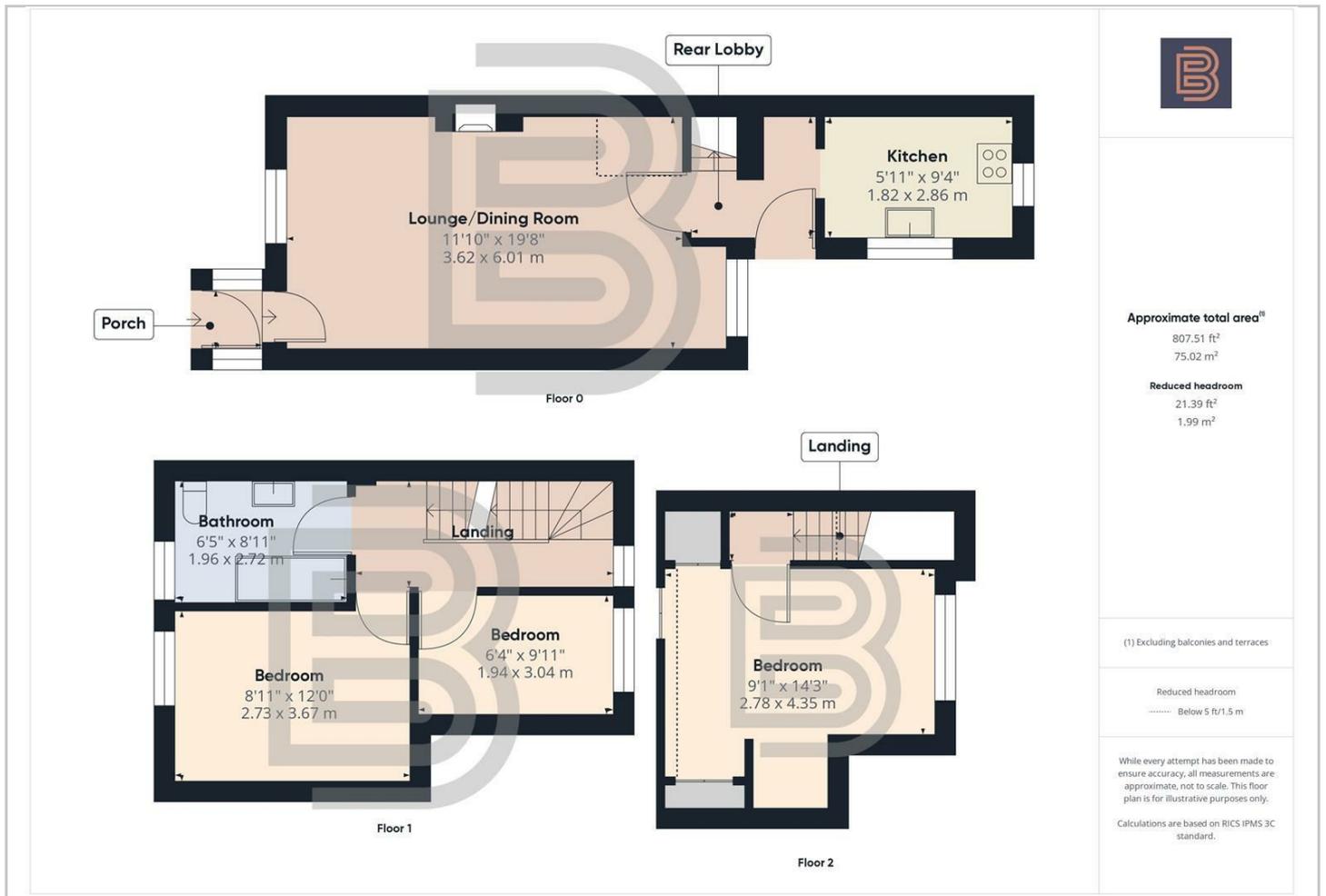
## Hybrid Map



## Terrain Map



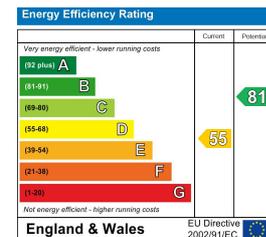
## Floor Plan



## 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.



36 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH  
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk