



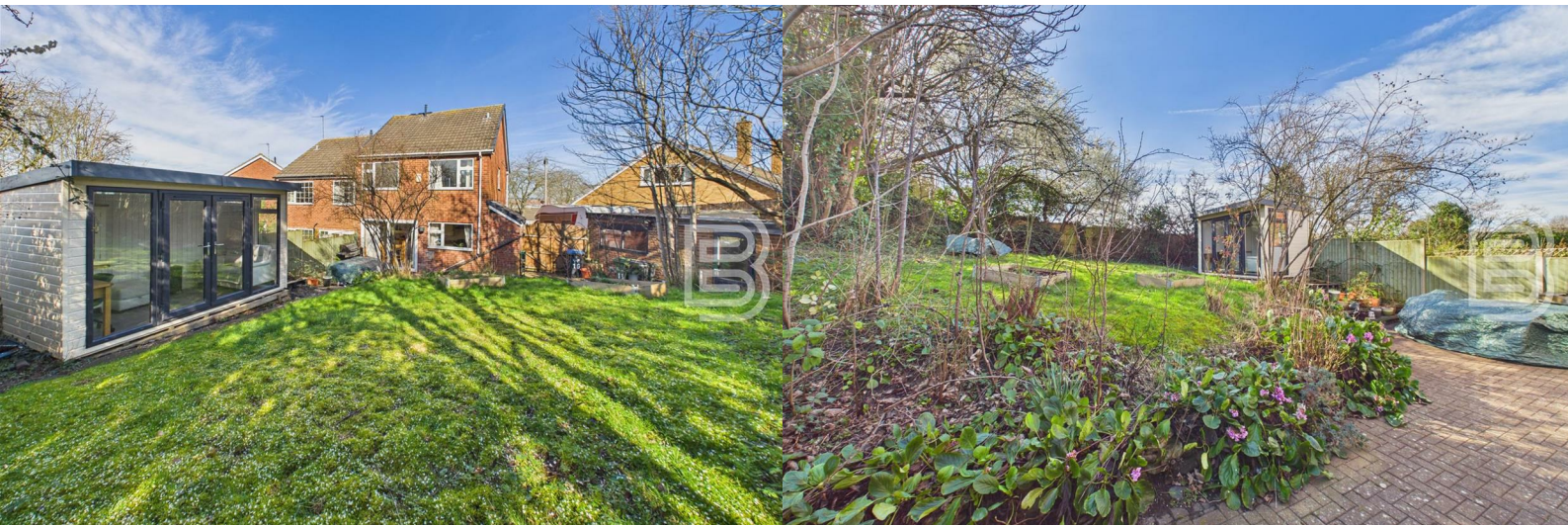
Ellis Brooke



16 Anson Close

, Rugby, CV22 7HX

Offers in excess of £270,000



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Entrance Hall

11'1" x 6'0" (3.39m x 1.85m)

Accessed under a covered storm porch and through a composite front door. The entrance hall gives access to a useful under stairs storage cupboard and in addition there are doors which provide access through to all ground floor accommodation.

Living Room

17'2" x 11'0" (5.25m x 3.37m)

A spacious living room that benefits from two windows to the front elevation that provide a view over the driveway and front garden. Within the room there is a feature fireplace with a gas fire set within.

Kitchen Diner

17'3" x 8'10" (5.27m x 2.71m)

The kitchen diner is neatly defined in two separate areas of kitchen and dining. The kitchen itself comprises a range of base and eye level units with a wooden worktop over. Within the kitchen there is space for a range style cooker and there is a fitted under counter fridge. To the rear elevation of the room there is a window and sliding patio doors that provide a view over and give access to the garden. To the side elevation there is a door which gives access through to the utility.

Utility

3'2" x 8'4" (0.97m x 2.56m)

With a base and eye level unit with a complementary worktop over. Within the utility there is space for a washing machine and freezer. To the side elevation there is a window that provides natural light.

1st Floor Landing

The first floor landing gives access to the airing cupboard and access to the loft is obtained via a loft hatch. There are doors which provide access through to all first floor accommodation.

Bedroom 1

15'5" x 11'4" (4.72m x 3.46m)

A spacious double bedroom that benefits from two windows to the front elevation that flood the room with natural light. This bedroom further benefits from having a suite of fitted wardrobes. A sliding door gives access to the ensuite.

Ensuite

5'8" x 4'0" (1.75m x 1.23m)

This recently renovated ensuite has been finished to a high standard and has a suite that comprises a back to wall WC, wash hand basin with vanity unit under and large shower cubicle with rainfall style attachment. Within the ensuite there is a wall mounted heated towel rail.

Bedroom 2

8'9" x 8'11" (2.67m x 2.74m)

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

Bedroom 3

8'4" x 8'11" (2.55m x 2.73m)

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

Bathroom

5'9" x 6'3" (1.76m x 1.92m)

With a suite that comprises a back to wall WC, wash

hand basin with vanity unit under and bath. Within the bathroom there is a frosted window to the side elevation and a wall mounted heated towel rail. This bathroom has been recently renovated and has been finished with high end products.

Rear Garden

To the immediate rear of the home is a block paved patio which provides ample space for seating and alfresco dining. The patio continues around the side of the home where there is gated access to the driveway and a pedestrian door into the garage. The remainder of the garden has been laid to lawn with some mature shrubs and trees dispersed throughout. Within the garden there is a detached office/cabin which has power connected.

Garden Office/Cabin

5'6" x 11'7" (1.69m x 3.55m)

Detached from the main house, the garden office benefits from windows to two elevations and double opening doors which give access. The building has light and power connected.

Driveway

To the front/side of the home is a block paved driveway, which provides ample off-road parking for

several vehicles. The driveway gives access to the properties garage. A further area of the front garden has been laid to lawn.

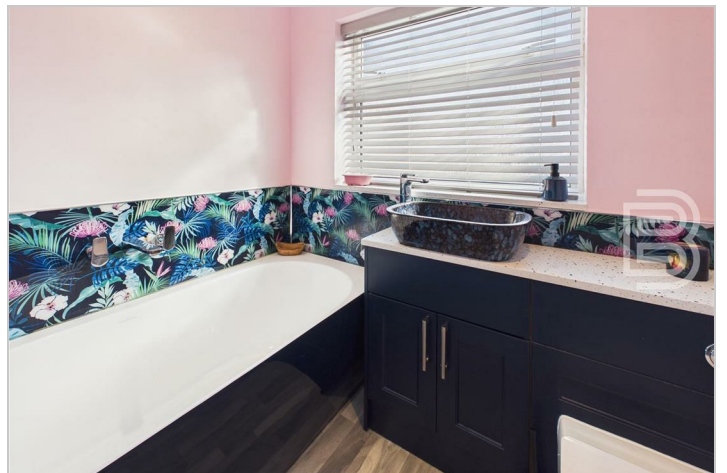
Garage

9'10" x 17'10" (3m x 5.45m)

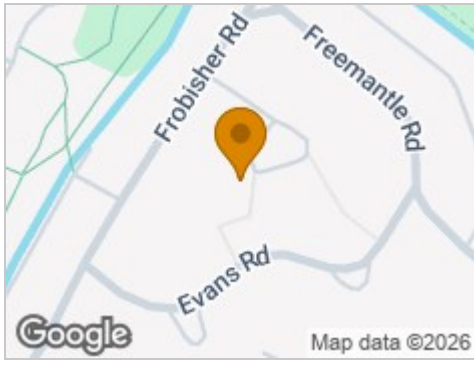
The garage has an electric roller shut the door to the front elevation and to the side elevation there is a window and pedestrian door. The garage benefits from having light and power connected.

Money Laundering Regulations

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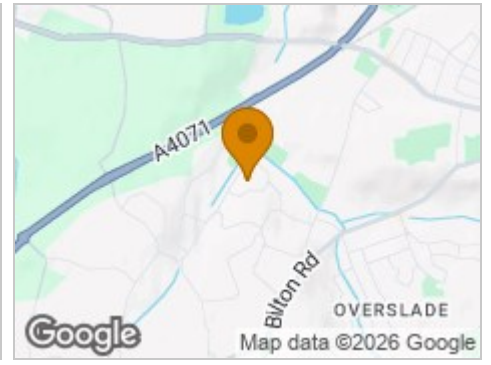
Road Map



Hybrid Map



Terrain Map



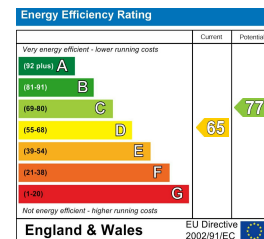
Floor Plan



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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