Ellis Brooke

10 Chervil Way

, Rugby, CV23 0AD

Guide price £230,000

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Entrance Hall

With a composite door to the front elevation giving access to the home. The entrance hall has stairs that rise to the first floor landing and a door which gives access to the living room.

Living Room

9'4" x 13'4" (2.85m x 4.08m)

A well proportioned room that benefits from a window to the front elevation and also a useful under stairs storage cupboard. To the rear elevation of the living room is a door which gives access through to an inner hallway.

Inner Hallway

5'4" x 4'6" (1.64m x 1.38m)

With a door to the rear elevation that gives access to the kitchen/diner. In addition a further door gives access to the ground floor WC. Further to this there is a useful large storage cupboard that provides ample spaces for cloaks and shoes storage amongst other things.

Kitchen/Diner

12'7" x 8'6" (3.85m x 2.61m)

With a range of base and eye-level units with a complementary work top 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 and plumbing for a washing machine and tall fridge/freezer. There is ample room for a small dining table. To the rear elevation there are double opening doors that give access to the garden.

W/C

4'9" x 3'11" (1.45m x 1.2m)

With a low level flush WC and wash hand basin. There is tiling to the splash back area.

1st Floor Landing

Giving access to all first floor accommodation. In addition there is access to a storage cupboard, providing further storage space. Access to the loft is given via a loft hatch.

Bedroom 1

9'3" x 10'9" (2.84m x 3.29m)

A generously size double bedroom with two windows to the front elevation allowing natural light. This bedroom benefits from a fitted storage cupboard.

Bedroom 2

12'6" x 8'9" (3.82m x 2.68m)

A double bedroom located to the rear elevation of the home and with the window giving a view over the garden.

Bathroom

5'6" x 6'4" (1.7m x 1.95m)

With a suite that comprises of a low-level flush WC, wash hand basin and panelled bath with mixer shower over. Within the bathroom, there is tiling to all splash back areas and a wall-mounted radiator.

Garden

To the immediate rear of the home is a small

patio. A paved pathway runs the length of the garden, and in the main the remainder of the garden has been laid to lawn. Enclosed by fencing to all elevations. To the rear, there is a gated access.

Driveway

To the front of the home there is a blocked paved driveway which provides off road parking for 1 vehicle.

Service Charge

A service charge of around £175 per year is payable.

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

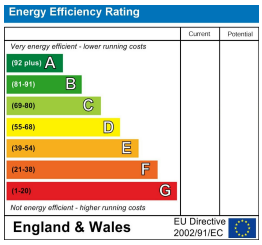
Terrain Map

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



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