



# Ellis Brooke



## 19 Grosvenor Road

Town Centre, Rugby, CV21 3LF

**Offers in excess of £270,000**



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## Entrance Hall

The property is accessed under covered storm porch through a front door with a stained glass style window. The entrance hall benefits from a Minton tile style flooring throughout, there are stairs that rise to the first floor and further to this a door which give access through to.

## Living/Family Room

11'1" x 27'3" (3.38m x 8.32m)

A very spacious room that benefits from dual aspect windows to both the front and rear elevations that flood the room with natural light. The room can be arranged into two distinct areas of living and dining, with both areas benefiting from feature fireplaces with tiled hearths. The fireplace within the living room area benefits from an open fire. To the rear elevation of the room there is a door which gives access through to.

## Kitchen Dining Room

7'10" x 26'2" (2.4m x 7.98m)

The kitchen itself comprises of a range of base and larder style units with a complementary worktop over. Within the kitchen there are a range of fitted appliances which include an electric oven, microwave oven, fridge/freezer, washing machine and dishwasher. Within the room there are two windows to the side elevation and further double opening doors to the rear which provide access to the garden. The room is set into two distinct areas of kitchen and dining with the dining area being located at the rear with a view over the garden. From the kitchen there is a door giving access to the cellar. There is additional loft storage available above the kitchen within the pitched roof.

## 1st Floor Landing

The first floor landing gives access to the loft via a loft hatch and also provide provides access to a useful storage cupboard. In addition there are doors that give access to first floor accommodation.

## Bedroom 1

10'9" x 10'5" (3.3m x 3.2m)

A large double bedroom with a window to the front elevation that floods the room with natural light. This bedroom benefits from a suite of fitted wardrobes.

## Bedroom 2

7'11" x 11'6" (2.43m x 3.53m)

A double bedroom that benefits from a window to the rear elevation that provides a view over the garden. This bedroom further benefits from a fitted wardrobe.

## Bedroom 3

7'5" x 8'9" (2.28m x 2.67m)

A good sized single bedroom that benefits from a window to the rear elevation that provides a view over the garden. This bedroom further benefits from a fitted wardrobe.

## Bathroom

8'5" x 5'0" (2.58m x 1.53m)

With a suite that comprises a low-level flush WC, wash hand basin with vanity unit under and paneled bath with rainfall style shower above. Within the bathroom there is a fitted television, wall mounted heated towel rail and tiling to the floor and all splash back areas. The remainder of the walls have been finished with an Italian polished plaster.

### Cellar

Divided into two chambers with a glazed window to the front elevation.

### Rear Garden

A private and enclosed garden. Enclosed by a combination of walls and fencing. To the immediate rear of the property is a decked area which provides ample space for seating in alfresco dining. The remainder of the garden has been laid to lawn with flower boards to each side with mature planting dispersed throughout. The garden further benefits from external hot and cold taps along with an external plug socket.

### Front Garden

With gated access from the public highway and a block paved pathway which gives access to the front door. The front garden has an area which has been laid slate style droppings and a useful bin storage shed.

### Parking

On street parking is available on a first come first served basis via a council run residents permit scheme.

### 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



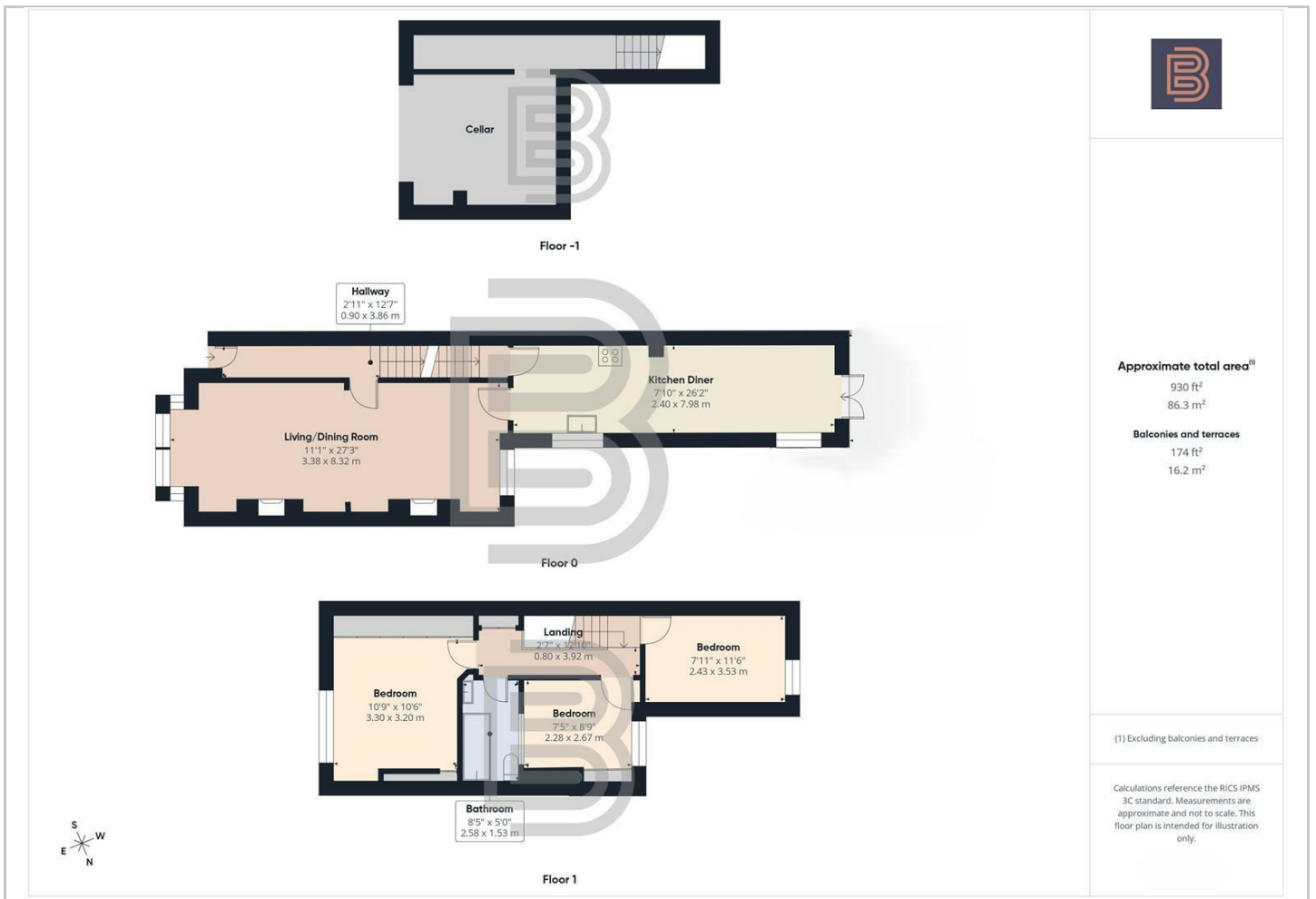
## Hybrid Map



## Terrain Map



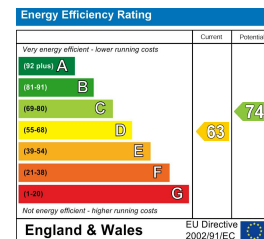
## Floor Plan



## 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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