Ellis Brooke

100 Clifton Road

Close to Town, Rugby, CV21 3RA

Guide price £220,000

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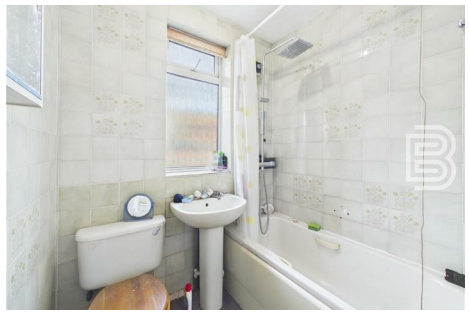

Entrance Hall

The entrance hall is accessed via a composite front door. With stairs that rise to the first floor and a door that gives access through to.

Living Room

15'3" x 11'9" (4.67m x 3.6m)

A well proportioned room with a window to the front elevation that provides natural light. Within the room there is a feature fireplace with a gas fire set within. To the rear elevation there is a door which gives access through to.

Inner Hallway

The inner hallway gives access to a useful storage cupboard and has doors that give access through to the Kitchen, Ground Floor WC and Garage.

Kitchen

15'3" x 8'2" (4.65m x 2.51m)

The kitchen comprises a range of base and eye level units with a complementary worktop over. To the rear elevation there is a window that provides natural light and gives a view over the garden.

WC

6'3" x 2'8" (1.92m x 0.82m)

With a low-level flush and wash hand basin. To the rear elevation there is a frosted window.

1st Floor Landing

The first floor landing benefits from a window to the side elevation that provides natural light. Further to this access to the loft is obtained via a loft hatch. There are doors that give access through to all first floor accommodation.

Bedroom 1

10'9" x 10'8" (3.3m x 3.27m)

A spacious double bedroom that benefits from a window to the front elevation. This bedroom further benefits from a fitted cupboard.

Bedroom 2

10'1" x 9'4" (3.08m x 2.87m)

A double bedroom that has a window to the rear elevation that provides a view over the garden.

Bedroom 3

8'1" x 6'8" (2.47m x 2.04m)

A single bedroom with a window to the rear elevation that provides a view over the garden.

Bathroom

8'1" x 6'8" (2.47m x 2.04m)

With a suite that comprises a low-level flush WC, wash hand basin and paneled bath with mixer shower over. The walls are fully tiled, to the front elevation is a frosted window and there is a wall mounted radiator.

Rear Garden

To the rear of the home there is a garden. Which in the main has been laid to lawn with a paved pathway running the length of.

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Front and Driveway

To the front of the property there is a driveway which provides off-road parking for 2/3 vehicles. The driveway is laid with a combination of hard standing and gravel stone. The driveway provides access to the garage.

Garage

9'10" x 21'1" (3.02m x 6.44m)

With a manual up and over door to the front elevation. The garage benefits from having light and power connected along with an interconnecting door to the property. To the rear elevation there is a window and there is an additional door giving access to the garden.

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

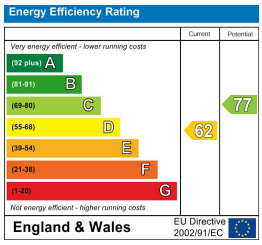
Terrain Map

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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