Ellis Brooke



24 Chapel Street

Long Lawford, Rugby, CV23 9BH

Offers in excess of £200,000

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Porch
Double glazed front door. Further double glazed door into Living Room.

Living Room
Double glazed window to the front aspect. Stairs to first floor. Fireplace area. Door into Dining Area. Radiator.

Dining Area
Opens into Kitchen. Wood effect flooring. Good size under-stairs cupboard. Radiator.

Kitchen
Double glazed window and door to the rear. Velux window. Tiled flooring. Range of base and eye level units with work surfaces over. Tiling to splashbacks. Sink/drainer with mixer tap. Inset spotlights. Integrated oven with hob and extractor. Space for fridge/freezer. Space and plumbing for washing machine.

Landing
Doors off to both bedrooms and bathroom. Large loft access hatch with fitted ladder.

Bedroom One
Double Bedroom
Double glazed window to the front aspect. Radiator. Storage cupboard.

Bedroom Two
Single Bedroom
Double glazed window to the rear aspect. Radiator.

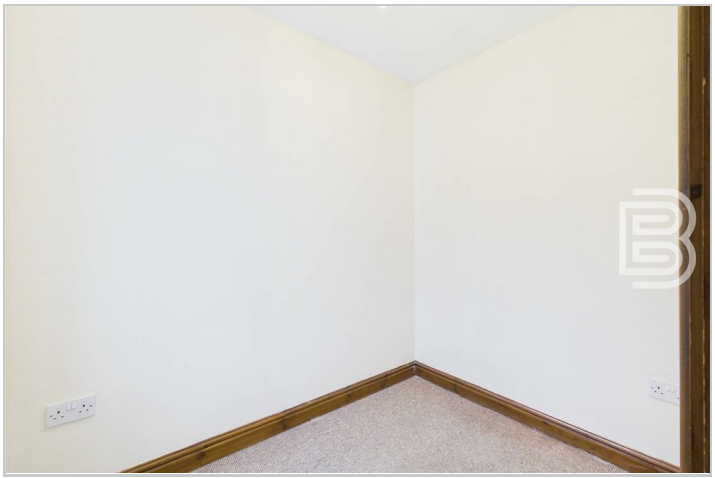
Bathroom
Double glazed window to the rear aspect. Extractor. Heated towel rail. Panelled bath with electric shower over. Pedestal wash hand basin. Low flush WC. Half height tiling.

Parking/Frontage
Stone frontage providing off road parking directly in front of the property.

Rear Garden
Initial paved section. Two steps to lawned area which is enclosed by timber fencing. Rear access behind gardens.

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



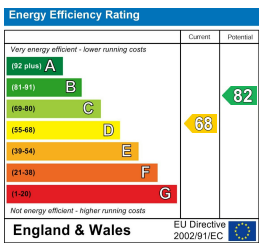
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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