



Ellis Brooke



39 Craven Road

Town Centre, Rugby, CV21 3JY

Guide price £210,000



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Entrance Hall

The property is accessed under a covered storm porch and through a uPVC door. The entrance hall has stairs that rise to the first floor and doors which give access through to.

Living Room

9'10" x 14'3" (3.02m x 4.35m)

A well proportioned room that benefits from a bay window to the front elevation that provides natural light.

Dining Room

9'0" x 12'9" (2.76m x 3.89m)

The dining room benefits from a window to the rear elevation which provides a view over the garden. The room further benefits from fitted storage cupboard and a gas fire. There is a door which gives access through to.

Kitchen

7'10" x 11'10" (2.41m x 3.63m)

The kitchen comprises a range of base and eye level units with a complementary worktop over. There is space and plumbing for an oven, washing machine and tall fridge freezer. The kitchen provides access to a useful under stairs storage cupboard. To the side elevation there is a window and to the rear elevation a door giving access through to.

Rear Lobby

With a uPVC door to the side elevation providing access to the garden. To the rear elevation there is a door giving access through to.

Ground Floor Bathroom

6'10" x 8'11" (2.10m x 2.74m)

With a suite that comprises a low-level flush WC, wash hand basin with vanity unit under and large shower. To the rear elevation there is a frosted window and there is a wall mounted radiator.

1st Floor Landing

The first floor landing gives access to a useful storage cupboard, which intern provides access to the loft via a loft hatch. From the landing there are doors which give access through to all first floor accommodation.

Bedroom 1

13'3" x 11'9" (4.04m x 3.59m)

A spacious double bedroom that benefits from a window to the front elevation.

Bedroom 2

7'11" x 12'10" (2.43m x 3.92m)

A small double bedroom that benefits from a window to the rear elevation.

Bedroom 3

7'10" x 8'7" (2.41m x 2.62m)

A good sized single bedroom that benefits from a window to the rear elevation.

W/C

4'8" x 2'10" (1.44m x 0.88m)

With a low-level flush WC and wash hand basin. The walls and floor are fully tiled and to the side elevation there is a frosted window.

Rear Garden

To the rear of the home there is a private and enclosed garden. Enclosed by a combination of walls and fencing. The garden has in the main been laid with paving slabs and offers ample space for outdoor seating and dining.

Front

A courtyard area which has low-level wall boundaries and is accessed from the public highway via a gate. A paved pathway gives access to the front door.

On Street Parking

On street parking is available on a first come first serve served basis via a council run resident 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 a n 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



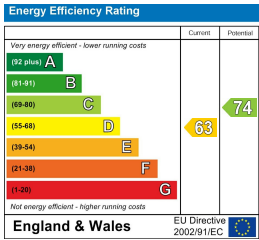
Floor Plan



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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