Ellis Brooke



11 Benn Street

, Rugby, CV22 5LT

Guide price £240,000

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, Rugby, CV22 5LT

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Living Room
Composite front door with central decorative glazed panel. Double glazed window to the front aspect. Radiator. Wood effect flooring. Opens through to Dining Room. Electric fire with surround.

Dining Room
Under-stairs cupboard with exposed brickwork and wood effect flooring.
Double glazed door to the garden and patio. Door into Kitchen. Radiator. Wood effect flooring. Stairwell.

Kitchen
Double glazed window to the side aspect. Wood effect flooring. Door into Bathroom. Range of base and eye level units with work surfaces over. Tiling to splashbacks. Sink/drainer with mixer tap. Space for a fridge/freezer. Integrated oven with hob and extractor. Radiator.

Bathroom
Double glazed window. Heated towel rail. Tiled flooring. Extractor. Panelled bath with rainfall style shower over. Low flush WC. Wash hand basin with vanity unit. Inset spotlights. Utility cupboard with space and plumbing for a washing machine alone with the combination boiler.

Landing
Doors off to all three bedrooms plus shower room. Part glazed loft access hatch.

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

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

Bedroom Three
Double glazed window to the rear aspect. Radiator.

Shower Room
Fully enclosed shower cubicle. Corner wash hand basin set into vanity unit. Low flush WC. Extractor.

Frontage
Low maintenance frontage laid to stones with low level wall and metal gate.

Rear Garden
Initial paved side return. Square block paved patio. Outside power sockets. Majority of garden is laid to lawn and enclosed by quality timber fencing with concrete posts. Gate leading to the rear access lane. Courtesy door into the garage.

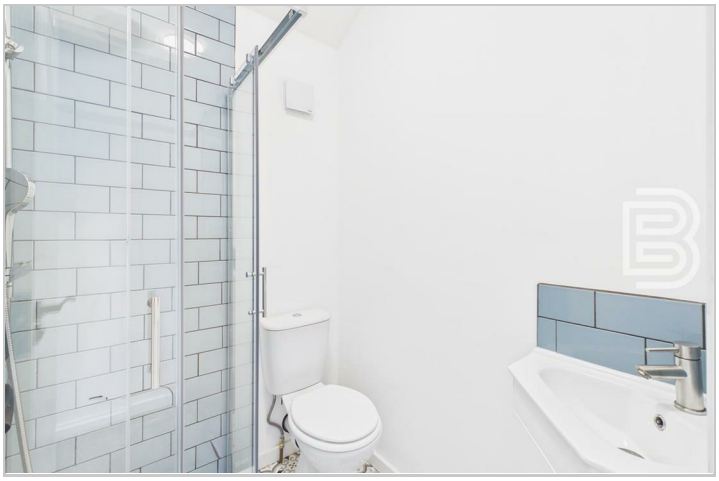
Garage
Accessed via a rear lane. Courtesy door into the garden.

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



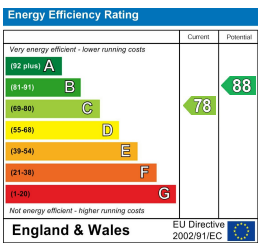
Floor Plan



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



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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