Ellis Brooke



22 Westfield Road

, Rugby, CV22 6AS

Guide price £260,000

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Entrance Porch
3'10" x 2'3" (1.19m x 0.69m)
Accessed through a uPVC front door. The entrance hall gives access to two useful storage cupboards, one of which houses the properties gas meter. The front door gives access through to.

Entrance Hall
5'1" x 12'3" (1.55m x 3.74m)
The entrance hall benefits from a window to the side elevation that provides natural light. In addition there is access to two useful storage cupboards, providing space for cloaks and shoe storage. There are stairs that rise to the first floor and doors giving access through to all ground floor accommodation.

Living Room
9'10" m x 12'4" (3.01 m x 3.76m)
With a window to the front elevation. To the rear elevation there is an opening through to.

Dining Room
8'2" x 13'0" (2.49m x 3.98m)
A well proportioned room that benefits from sliding patio doors to the rear elevation that give access to the garden.

Kitchen
5'7" x 7'10" (1.72m x 2.39m)
The kitchen itself comprises a range of base and eye level units with a complementary worktop over. There is space and plumbing for a dishwasher, washing machine and fridge freezer. To the side and rear elevations there are windows, providing natural light and to the rear elevation there is a door giving access to the garden.

1st Floor Landing
The first floor landing benefits from a frosted window to the side elevation. Access to the loft is obtained by a loft hatch and further to this there are doors which give access through to all first floor accommodation.

Bedroom 1
8'11" x 12'2" (2.74m x 3.72m)
A double bedroom that benefits from a window to the front elevation.

Bedroom 2
9'5" x 10'3" (2.89m x 3.13m)
A double bedroom that has a window to the rear elevation. This bedroom also benefits from a fitted cupboard, which houses the properties boiler.

Bedroom 3
5'11" x 8'9" (1.82m x 2.68m)
A single bedroom that benefits from a window to the front.

Bathroom
5'5" x 7'6" (1.66m x 2.31m)
With a suite that comprises a low-level flush WC, wash hand basin and shower cubicle with

electric shower. Within the bathroom the walls are part tiled, there is a wall mounted radiator 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 fencing to all elevations. To the immediate rear of the property is an area of decking and patio, which provides some space for outdoor seating. From here there are steps down to the remainder of the garden, where there is a further deck area, providing additional outdoor seating space. The majority of garden has been laid to lawn with some mature shrubs, hedges, and planting dispersed throughout.

Front and Driveway

To the front of the property is a private driveway that provides off-road parking for two vehicles, and is laid to a gravel stone. In addition there is a paved pathway running from the public highway to the front door. The front garden further benefits from range of mature, shrubs, hedges and planting dispersed throughout.

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.

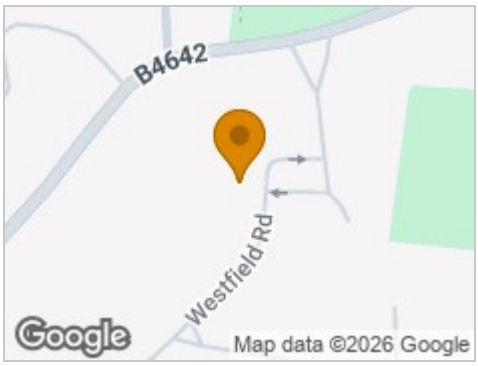








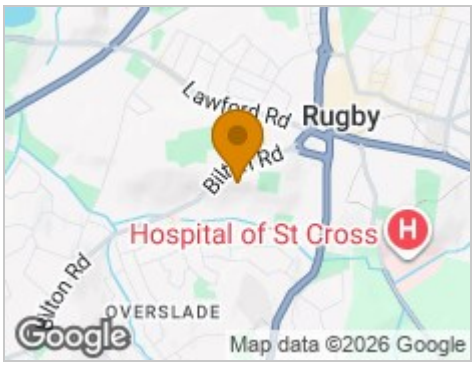
Road Map



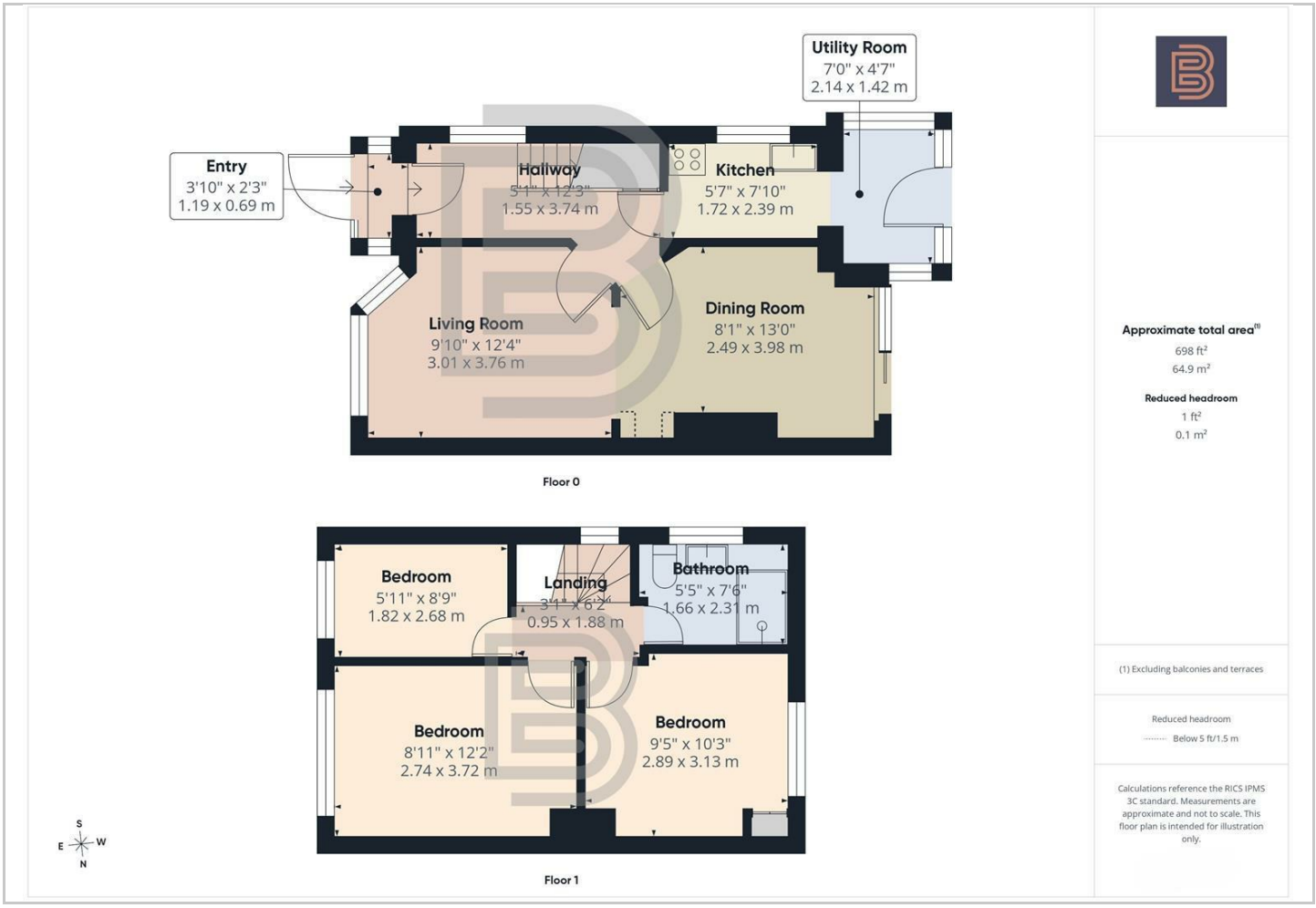
Hybrid Map



Terrain Map



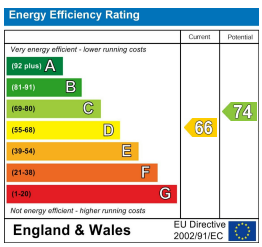
Floor Plan



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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