



Ellis Brooke



3 Iverley Close

, Rugby, CV21 3BF

Guide price £325,000



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Entrance

Composite part double glazed front door. Stairs to first floor. Door into Lounge. Radiator.

Lounge

Double glazed window to the front aspect with fitted shutters. Radiator. Door into Kitchen/Diner.

Kitchen/Diner

Double glazed window and French Doors out to garden. Radiator. Tiled flooring. Door into Utility Room. Full range of base and eye level units with work surface over. Integrated double oven plus electric hob and extractor. Integrated fridge and freezer. Integrated dishwasher. Composite one and a half bowl sink/drainers with mixer tap. Combination boiler housed in cupboard.

Utility

Work surface. Wall mounted cupboard. Space and plumbing for washing machine and dryer. Tiled flooring. Extractor. Door into WC. Radiator.

Guest WC

Low flush WC. Pedestal wash hand basin. Extractor. Radiator. Tiled flooring.

Landing

Doors off to two bedrooms and bathroom. Storage cupboard. Stairs to top floor. Double glazed window with fitted shutters. Radiator.

Bedroom One

Two double glazed windows with fitted shutters to the rear aspect. Radiator. Door to Bathroom. Fitted Sharps wardrobes.

Jack & Jill Bathroom

Double glazed window to the side aspect. Doors to Bedroom One and Hallway. Panelled bath with mixer tap. Separate large fully tiled enclosed shower cubicle. Pedestal wash hand basin. Low flush WC. Radiator. Extractor. Shaver point. Half height wall tiling.

Bedroom Four

Double glazed window with fitted shutters to the front aspect. Radiator.

Top Floor Landing

Doors to two bedrooms and shower room. Radiator.

Bedroom Two

Double glazed window to two aspects with fitted shutters. Radiator. Fitted wardrobe.

Bedroom Three

Double glazed windows with fitted shutters to two aspects. Radiator. Loft access hatch. Fitted wardrobe with sliding doors.

Shower Room

Velux window. Radiator. Extractor. Fully tiled shower cubicle. Pedestal wash hand basin. Low flush WC. Shaver point.

Frontage

Shallow low maintenance frontage with canopy porch.

Tel: 01788 221242

Driveway

Located directly to the side of the property. Provides parking for 2 cars. Gate into rear garden.

Garden

Enclosed by timber fencing. Gate leading to driveway. Full width patio leading to artificial grass with borders surrounding.

Area Notes

Iverley Close is accessed via Caldecott Street through a remote electric gate.

The area has a Estate Management Charge of around £15 per month.

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



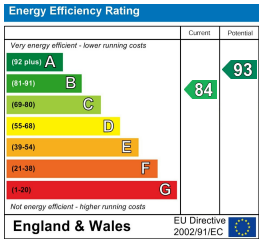
Floor Plan



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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