



Ellis Brooke



151 Grosvenor Road

Town Centre, Rugby, CV21 3LB

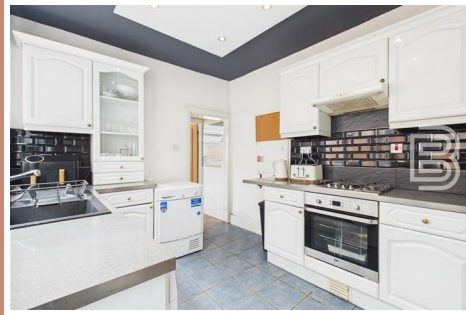
Guide price £217,500



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Hallway

Double glazed front door. Automatic LED Lights. Stairs to first floor. Wood flooring. Doors to Dining Room and Living Room. Radiator.

Dining Room

Double glazed bay window to the front aspect. Radiator. Inset spotlights.

Living Room

Double glazed window to the rear aspect. Wood flooring. Under stairs cupboard. Door to Kitchen. Inset spotlights.

Kitchen

Double glazed door and window to the side aspect and yard. Tiled flooring. Radiator. Doorway to lobby. Range of base and eye level units with work surfaces over. Stainless steel sink/drain. Inset spotlights. Integrated oven with gas hob. Space and plumbing for washing machine and dryer.

Lobby

Door to Bathroom.

Bathroom

Double glazed window to the rear aspect. Heated towel rail. Panelled bath with shower over. Wall mounted boiler. Tiled flooring. Pedestal wash hand basin. Low flush WC. Extractor. Inset spotlights.

Landing

Doors off to three bedrooms. Landing cupboard. Loft access hatch. Automatic LED lights.

Bedroom One

Double glazed window to the front aspect. Radiator. Two sets of fitted alcove wardrobes.

Bedroom Two

Double glazed window to the rear aspect. Radiator. Inset spotlights with floating ceiling. Raised section.

Bedroom Three

Double glazed window to the rear aspect. Radiator. Wood flooring. Inset spotlights.

Frontage

Concrete frontage partially enclosed with brick wall.

Rear Yard

Concrete side return with small paved area. Central edged lawned section and courtesy door into the rear of the garage. Enclosed by timber fencing and wall.

Garage

Accessed via a rear vehicular access lane. Metal gates.

Courtesy door into rear yard plus window.

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



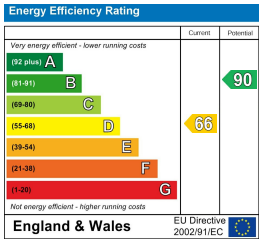
Floor Plan



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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