



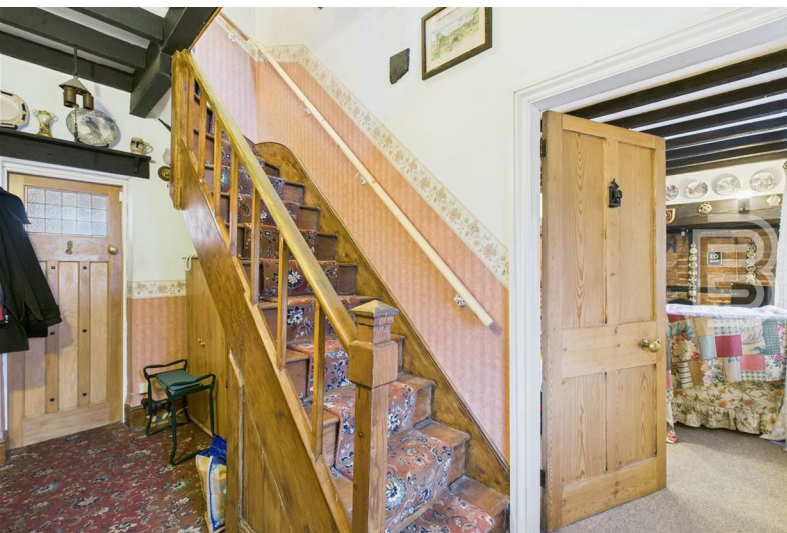
# Ellis Brooke



## Hollybank Main Street

Withybrook, CV7 9LW

**Guide price £325,000**



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## Hallway

Original wooden door with stained glass decorative panes. Stairs to first floor. Electric heater. Under-stairs storage area. Internal window to Lounge/Diner. Doors off to Living Room, Lounge/Diner and Bathroom. Beams.

## Living Room

Wooden single glazed window to the front aspect plus wooden doors into Lean-To. Electric heater. Fireplace inset to inglenook. Beams.

## Lean-To

Single glazed. Has doors from Living Room with doors to the garden and a side door into the garage.

## Lounge/Dining

Single glazed wooden windows to two sides. Door into Kitchen. Open fire with surround. Beams. Electric heater. Alcove shelves.

## Kitchen

Single glazed windows to two sides. Door into Second Lean-To. Tiled flooring. Ceramic sink/drainage with mixer tap. Range of base and eye level units with work surfaces over. Tiling to splashbacks. Space for under counter appliance. Space for cooker. Electric heater. Space for fridge/freezer.

## Lean-To

Used as a utility space. Single glazed window. Tiled floor. Doors to garden. Space and plumbing

for washing machine. Space for a couple of other white goods.

## Bathroom

Window to the rear aspect. Panelled bath with electric shower over. Wash hand basin set into vanity unit. Electric heater. Low flush WC. Tiled floor. Inset spotlights. Fully tiled walls.

## Landing

Doors off to both bedrooms. Single glazed window to the front aspect. Small loft access hatch.

## Bedroom One

Single glazed wooden windows to three aspects. Electric heater. Fitted wardrobes.

## Bedroom Two

Single glazed wooden windows to two aspects. Door into dressing/storage room.

## Dressing Room/Storage

Small wooden single glazed window. Two cupboards (one currently housing water cylinder)

## Frontage

Hedge across the front. Metal gate leading along to front door with blue brick and cobble paving. Garden space to the left and to the right of the property (one side being open and the other side accessed via metal gate)

### Garage

Electric up and over door. Power and light connected. Door into Lean-To. Window to one side.

### Parking

Space for parking in front of garage then further space for 2/3 cars accessed through a 5-bar wooden gate at the side.

### Side Garden/s

Located to the left and right sides of the property. One side is secured with a metal gate and in turn has a wooden gate into the rear garden.

### Rear Garden

'L Shaped' garden primarily enclosed by a mixture of hedges and fencing. Gate through into side garden. Initial slightly raised slabbed patio. Blue brick paved pathway across the back of the house. Garden is primarily laid to lawn with growing areas and borders. Several small trees including apple trees. Former vegetable growing area via a small gate and trellis archway.

### 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



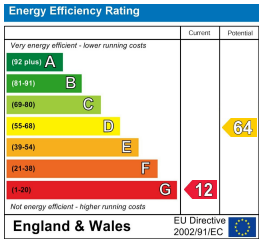
Floor Plan



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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