Ellis Brooke



24 Great Balance

Brinklow, Rugby, CV23 0NL

Guide price £219,950

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Hallway
Composite front door with glazing. Stairs to first floor. Doors off to WC, Lounge and Kitchen. Under-stairs cupboard. Double glazed door to the garden.

Lounge
Double glazed window to the front aspect.

Kitchen
Double glazed window to the rear aspect. Range of base and eye level units with work surfaces. Stainless steel sink/drainer. Space for fridge/freezer. Space for cooker. Space and plumbing for washing machine. Tiling to splashbacks.

WC
Double glazed window to the rear. Low flush WC. Wall mounted wash hand basin.

Landing
Doors off to 3 bedrooms and bathroom. Loft access hatch. Airing cupboard.

Bedroom One
Double glazed window to the front aspect.

Bedroom Two
Double glazed window to the rear aspect.

Bedroom Three
Double glazed window to the front aspect.

Bathroom
Double glazed window to the rear aspect. Panelled bath. Low flush WC. Pedestal wash hand basin. Tiling to splashbacks.

Front Garden
Lawned fore-garden with pathway leading to front door.

Parking Area
Located to the front of the property on the opposite side of the green space.

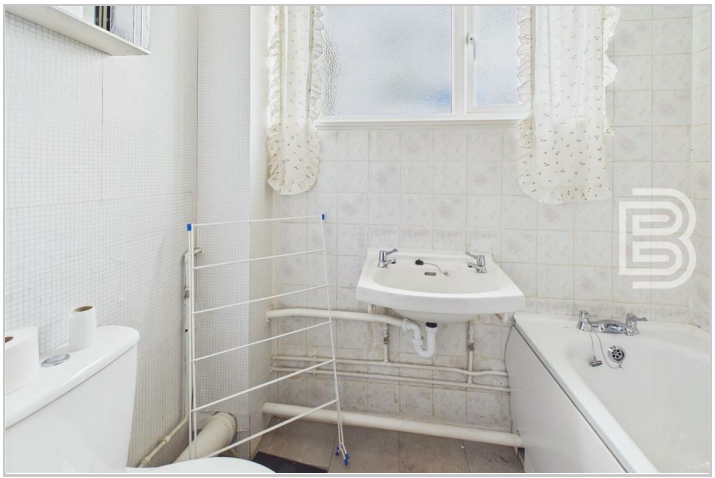
Rear Garden
Enclosed primarily by timber fencing. Mainly laid to lawn. Rear access gate. Concrete outbuilding for storage.

Construction
This property is of Steel Framed Construction so interested buyers are advised to enquire via their Mortgage Broker or Mortgage Lender that they are happy to lend. The specific type is believed to be 'Trusteel'.

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.





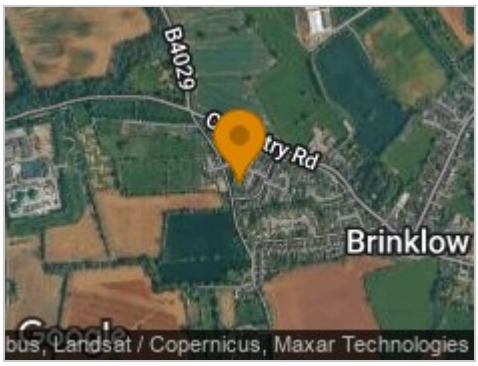




Road Map



Hybrid Map



Terrain Map



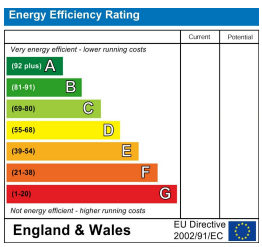
Floor Plan



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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