



Ellis Brooke



11 Chapel Street

Long Lawford, Rugby, CV23 9BH

Offers in excess of £250,000



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Entrance Hall

Double glazed door and double glazed windows to the front and to the side. Stairs to first floor. Door into Lounge/Diner. Radiator. Under-stairs cupboard.

Lounge/Diner

24'0 x 12'10 (7.32m x 3.91m)

Two Double glazed windows to the rear garden. Two radiators. Tiled fireplace area. Door into:

Kitchen

12'6 x 8'4 (3.81m x 2.54m)

Double glazed windows to the front and side with a double glazed door to the side. Several base and eye level units. Space for several appliances. Sink/drain unit.

Stairs and Landing

Doors off to all 3 bedrooms. Door to WC. Door to bathroom. Airing cupboard with storage.

Bedroom One

12'8 x 12'0 (3.86m x 3.66m)

Double glazed window to the front aspect. Radiator.

Bedroom Two

12'10 x 8'5 (3.91m x 2.57m)

Double glazed window to the front aspect. Radiator.

Bedroom Three

14'1 x 10'0 (4.29m x 3.05m)

'L Shaped' Room

Double glazed window to the rear aspect. Radiator. Fitted cupboard.

Bathroom

6'6 x 5'7 (1.98m x 1.70m)

Double glazed window to the rear aspect. Bath. Pedestal wash hand basin.

WC

Double glazed window to the rear. Low flush WC.

Frontage

Enclosed by low level wall, low level fence and hedge. Laid to lawn with driveway leading to garage. Side access gate.

Garage

Double wooden doors. Electric meters.

Rear Garden

Enclosed to two sides by timber fencing and with wire fencing to the rear (adjoining fields). Primarily laid to lawn. Initial patio with stone edged planter. Stepping stones leading to shed and greenhouse. Side access gate.

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



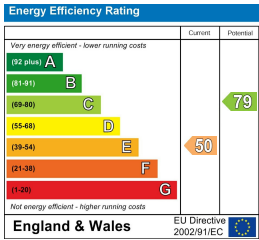
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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