



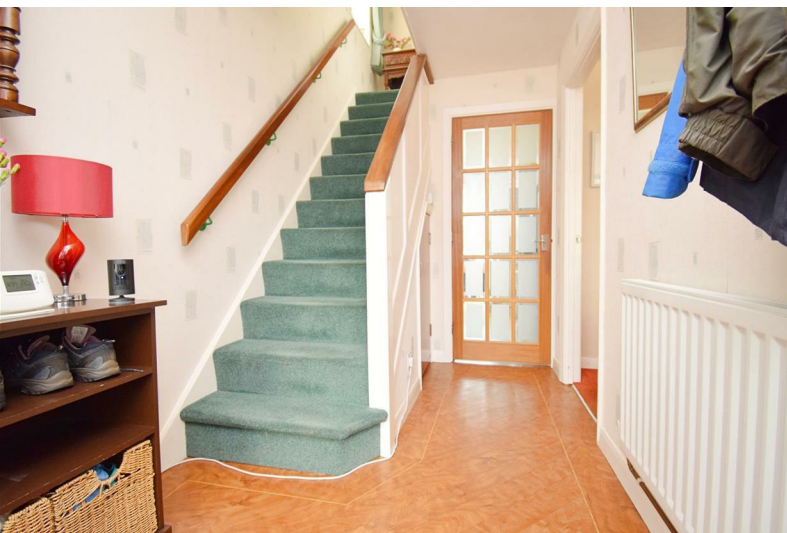
Ellis Brooke



51 Pantolf Place

Newbold, Rugby, CV21 1HR

Guide price £265,000



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Porch

Double glazed front door with side panel. Further sliding door into hallway.

Hall

Stairs to first floor. Under-stairs storage. Radiator. Door to Lounge. Door to Kitchen. Karndean flooring.

Lounge

12'9" x 9'1" min (3.89m x 2.77m min)

Double glazed window to the front aspect. Gas fire with hearth, mantel and surround. Opens through to Dining Room. Radiator.

Dining Room

10'5" x 8'8" (3.18m x 2.64m)

Sliding patio doors into Conservatory. Radiator. Internal window to Kitchen.

Kitchen

10' x 7'5" (3.05m x 2.26m)

Double glazed window to the side aspect. Double glazed door to the Conservatory. Wall mounted combination boiler. Space for cooker. Space for fridge/freezer. Space and plumbing for washing machine. Stainless steel sink/drain. Full range of base and eye level units with work surfaces over and tiling to splashbacks. Extractor. Space for further appliance such as a dryer.

Conservatory

14' x 12'2" (4.27m x 3.71m)

Dwarf wall and double glazing to two sides with full height brick wall to the remaining side. Door to the side and French Doors to the rear. Glass roof. Karndean flooring. Radiator.

Landing

Doors off to all 3 bedrooms and bathroom. Loft access hatch (loft is boarded with light). Double glazed window to the side.

Bedroom One

13'4" x 9'2" max (4.06m x 2.79m max)

Double glazed window to the front aspect. Radiator. Fitted wardrobes.

Bedroom Two

11' x 9'8" max (3.35m x 2.95m max)

Double glazed window to the rear aspect. Radiator. Built in corner cupboard (former airing cupboard). Fitted wardrobes.

Bedroom Three

10'3" x 4'4" min (3.12m x 1.32m min)

Double glazed window to the front aspect. Fitted wardrobes (currently used as a dressing room). Radiator.

Bathroom

6'4" x 5'7" (1.93m x 1.70m)

Double glazed window to the rear aspect. Panelled bath with electric shower over. Low flush WC. Pedestal wash hand basin. Fully tiled. Extractor. Radiator.

Frontage & Driveway

Lawned front garden with low picket fence to one side and hedge to the other side.

Paved driveway for two cars which leads to Garage plus double gates onto the side garden (wide enough for vehicles)

Garage

20' x 8' (6.10m x 2.44m)

Longer than average. Metal up and over door. Several small windows to the side. Concrete sectional construction.

Garden

Located to the side and rear of the property. Enclosed primarily by timber fencing. Two levels with patio, stone chipping section and shed with hard-standing. Lawned area up several steps with substantial mature borders. Double gates to the side & driveway area.

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



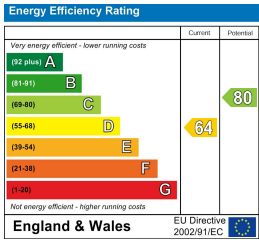
Floor Plan



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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