



Ellis Brooke



22 Longstork Road

Coton Park, Rugby, CV23 0GD

**Guide price £270,000**



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## Entrance Hall

7'9" x 6'10" (2.38m x 2.1m)

The property is accessed under a covered storm porch and through a composite front door where you arrive in the entrance hall. The entrance hall has stairs that rise to the first floor and doors which give access through to.

## Living Room

14'9" x 15'3" (4.52m x 4.66m)

A spacious living room that benefits from access to a useful stair storage cupboard, which provides ample space for cloaks and shoe storage. To the rear elevation of the room there is a window and double opening doors that provide a view over and give access to the garden. From the living room, there is an opening which gives access through to.

## Kitchen

11'7" x 7'10" (3.54m x 2.39m)

The kitchen comprises a range of base and eye level units with the complementary worktop over. Within the kitchen there is a fitted electric oven with a four ring gas hob and extractor fan over. Further to this there is a fitted dishwasher along with space for a tall fridge/freezer and washing machine. To the rear elevation of the room there is a window and door which gives access through to.

## Conservatory

8'6" x 9'0" (2.6m x 2.75m)

A light and airy room used by the current owners as a dining space. With windows to three elevations and double opening doors that give access to the garden. The conservatory further benefits from an insulated roof and ProWarm underfloor electric heating.

## WC

3'4" x 6'9" (1.04m x 2.08m)

With a low level flush WC and wash hand basin. To the front elevation there is a frosted window and there is tiling to the splash back area.

## 1st Floor Landing

The first floor landing gives access to a useful storage cupboard, which houses the hot water cylinder. Access to the is available via a loft hatch. In addition there are doors which provide access through to all first floor accommodation.

## Bedroom 1

14'2" x 8'6" (4.33m x 2.61m)

A spacious double bedroom that benefits from two windows to the rear elevation that provide a view over the garden. The bedroom further benefits from a suite of fitted wardrobes.

## Bedroom 2

10'4" x 8'5" (3.17m x 2.59m)

A double bedroom that benefits from a window to the rear elevation that provides a view over the garden.

### Bedroom 3

9'5" x 6'7" (2.89m x 2.01m)

A single bedroom with a window to the side elevation.

### Bathroom

7'1" x 6'6" (2.16m x 1.99m)

With a suite that comprises a low-level flush WC, wash hand basin and paneled bath with mixer shower attachment over. Within the bathroom there is a frosted window to the front elevation, there is tiling to the splash back areas and a wall-mounted radiator.

### Rear Garden

To the immediate rear of property is a small patio, which provides ample space for outdoor seating. The remainder of the garden has in the main been laid to lawn. There is gated access to the parking area.

### Front

From the public highway there is a blocked paved pathway which gives access to the front door.

### Parking

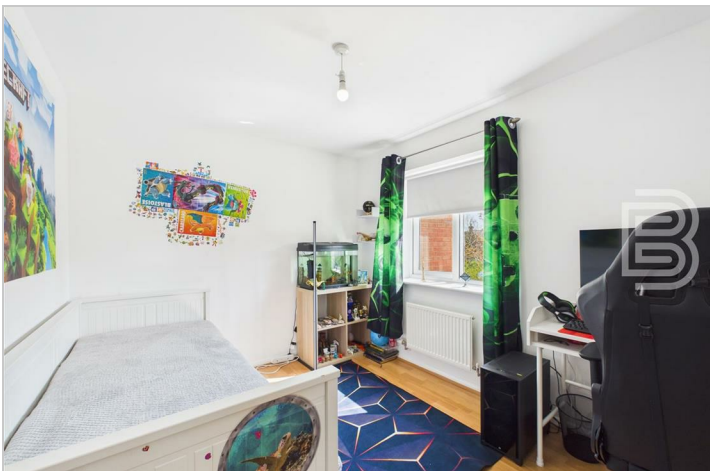
The property benefits from two allocated parking spaces.

### Agents Note - Service Charge

It should be noted that a service charge of around £30 per month is payable.

### 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



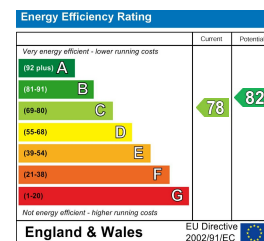
## Floor Plan



## 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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