Ellis Brooke

33 Rydal Close

, Rugby, CV21 1JP

Guide price £220,000

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Entrance Lobby
uPVC front door with double glazed window to the front. Wood effect flooring. Internal glass bricks. Opens through to Lounge/Diner. Radiator. Control panel for intruder alarm.

Lounge/Diner
Double glazed bay window to the front aspect and French Doors to the rear garden. Doorway into Kitchen. Stairs to first floor. Three radiators. Under stairs cupboard housing combination boiler (installed August 2018 & serviced annually). Two further under stair storage access doors. Coving.

Kitchen
Double glazed window to the side and a double glazed door to the rear garden. Range of base and eye level units with work surface over. Stainless steel sink/drainer. Integrated oven with ceramic hob. Space and plumbing for a washing machine. Space for either a fridge/freezer or a further appliance. Extractor.

Landing
Double glazed window to the side. Doors to all three bedrooms and bathroom. Loft access hatch. Over-stairs cupboard.

Bedroom One
Double glazed window. Radiator.

Bedroom Two
Double glazed window. Radiator. Fitted cupboard.

Bedroom Three
Double glazed window. Radiator.

Bathroom
Two double glazed windows. WC & wash hand basin set into vanity unit. Panelled bath with electric 9.5kw shower over. Tiling to splashbacks. Extractor. Tiled floor. Heated towel rail. Inset spotlights.

Frontage
Lawned garden.

Side Garden
Further lawned area with a low maintenance tarmac section.

Driveway
Located at the end of the rear garden. Provides off road parking for 2/3 cars.

Rear Garden
Enclosed by timber fencing. Initial full width patio with three steps leading to lawned section which also has two slightly raised slate chipping areas (one of which has a timber shed). Access gate to the side.

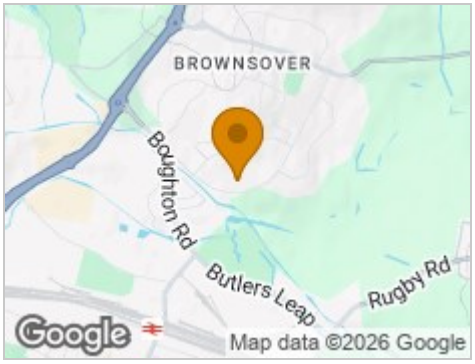
Money Laundering Regulations
Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti

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

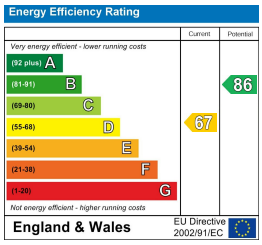


Floor Plan

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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