Ellis Brooke

56 Catesby Road

, Rugby, CV22 5JL

Guide price £275,000

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Entrance Hallway
uPVC double glazed front door with windows surrounding. Radiator. Stairs to first floor. Doors off to WC, Lounge, Dining Room and large under-stairs cupboard.

Under-Stairs Storage
Walk-in storage area with light and power. Space for an appliance. Quarry tiled floor.

Lounge
Double glazed bay window to the front aspect. Radiator. Gas fire with surround.

Dining Room
Double glazed sliding patio doors to the rear garden. Large radiator. Door into Kitchen. Electric fire with surround. Built in alcove storage.

Kitchen
Double glazed windows. Tiled flooring. Wooden part glazed door into Lean-To, Pantry cupboard. Radiator. Several base and eye level units with work surfaces over. Stainless steel sink/drainer. Cooker, Washing Machine and Dryer.

Side Lean-To
Wooden part glazed doors to the front and rear. Door to storage chamber. Provides access to the rear garden.

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

Landing
Doors off to all three bedrooms, shower room and cupboard (housing Worcester combination boiler). Large loft access hatch. Radiator.

Bedroom One
Double glazed bay window to the front aspect. Radiator. Range of fitted bedroom furniture. Picture rail.

Bedroom Two
Double glazed window to the side aspect. Radiator. Fitted cupboard.

Bedroom Three
Double glazed window to the rear aspect. Radiator.

Shower Room
Double glazed window to the rear aspect. Low flush WC. Pedestal wash hand basin. Good size shower cubicle. Heated towel rail. Extractor. Tiling to splashbacks.

Driveway & Frontage
Block paved driveway enclosed by a mixture of low fencing and low level brick walls with railings. Curved planter area with shrubs and plants.

Rear Garden
Full width block paved patio. Lawned area flanked by substantial borders. Pathway running the length of the lawned area which leads to the rear hard-standing and old garage/workshop (power connected). Good size double wooden gates out onto the rear lane.

Tel: 01788 221242

Second Rear Garden

Across the rear access lane is a second garden belonging to this property. Small wooden gate for access. Enclosed primarily by low level wire fence and adjoins the Great Central walk and nature reserve to the rear. This second garden is quite overgrown at present but offers potential scope for a further garage, allotment area or play 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

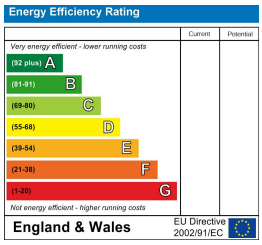
Terrain Map

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



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