

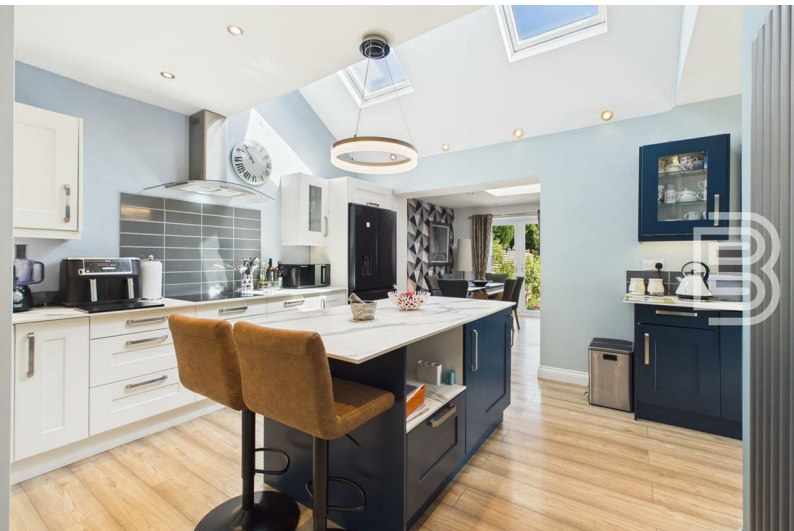


Ellis Brooke



83 Waverley Road
, Rugby, CV21 4NN

Guide price £325,000



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Hallway

Double glazed composite front door with glazed panels. Wood effect flooring. Brushed graphite grey radiator. Storage cupboard. Loft access hatch. Doors off to both bedrooms, shower room and kitchen/living area.

Kitchen

Opens through to Utility area and to Dining space. Vertical brushed graphite grey radiator. Wood effect flooring. Two Velux windows. Inset spotlights. Range of base and eye level units with work surfaces over and tiling to splashbacks plus a central island. Integrated double oven plus hob and extractor. Space for an oversize fridge/freezer. Integrated drinks chiller.

Utility

Double glazed door to the side aspect. Additional base and eye level units. One and a half bowl sink/drainers with mixer tap. Space and plumbing for a washing machine and dryer. Wood effect flooring. Cupboard housing combination boiler. Inset spotlights.

Dining Area

Opens through to Living Room. Double glazed French Doors. Wood effect flooring. Brushed graphite grey radiator. Inset spotlights. Opening roof lantern window (automatic and rain sensing).

Living Room

Three double glazed windows to the rear

garden. Wood effect flooring. Wood burning stove. Modern style radiator. Inset spotlights.

Bedroom One

Double glazed window to the front aspect. Radiator. Fitted bank of wardrobes with sliding doors.

Bedroom Two

Double glazed bay window to the front aspect. Radiator.

Shower Room

Double glazed window to the side aspect. Heated towel rail. Fully enclosed shower cubicle. Inset spotlights. Wash hand basin set into vanity unit. WC. Shaver point. Inset spotlights.

Driveway

Block paved off road parking for up to 3 cars (side by side) with a thin plant border along one side and a low level brick wall along the other side. Leads down the side of the property to a timber gate and the front door.

Side Space

Timber gate adjacent to front door. Continuation of block paving alongside the back utility door. Leads round to the garden. Outside power point.

Rear Garden

Beautifully presented garden with multiple borders (some raised), seating areas and paved features plus archways and trellising. Workshop. Porcelain tiled patio and porcelain steps leading

to the French Doors. Multiple outside power sockets. Summer House with hard-standing. Extensive range of flowers, plants and small trees to include : multiple Roses, Acers, Hydrangeas, Wisteria & passion flower over the arbours, Apple trees & cherry trees.

Workshop

Concrete workshop with metal door and a single glazed window. Small wooden tool shed attached.

Summerhouse

Stylish timber summerhouse with windows, lighting and power connected.

Improvements

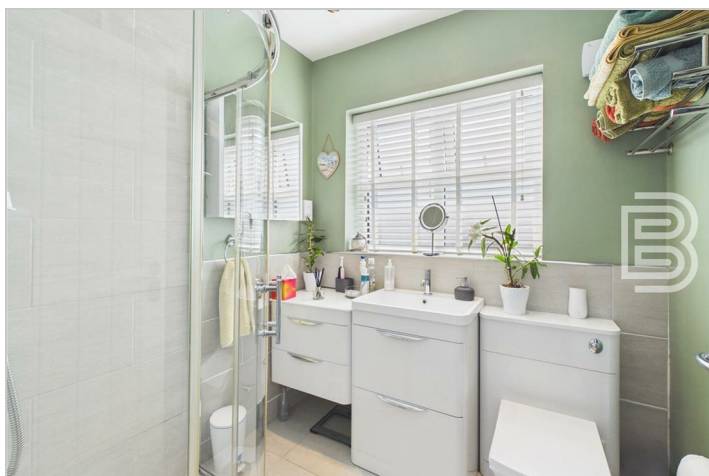
The rear extension was carried out around 3 years ago.

All windows and doors have been re-fitted.

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



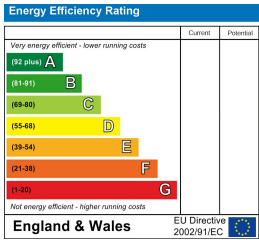
Floor Plan



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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