



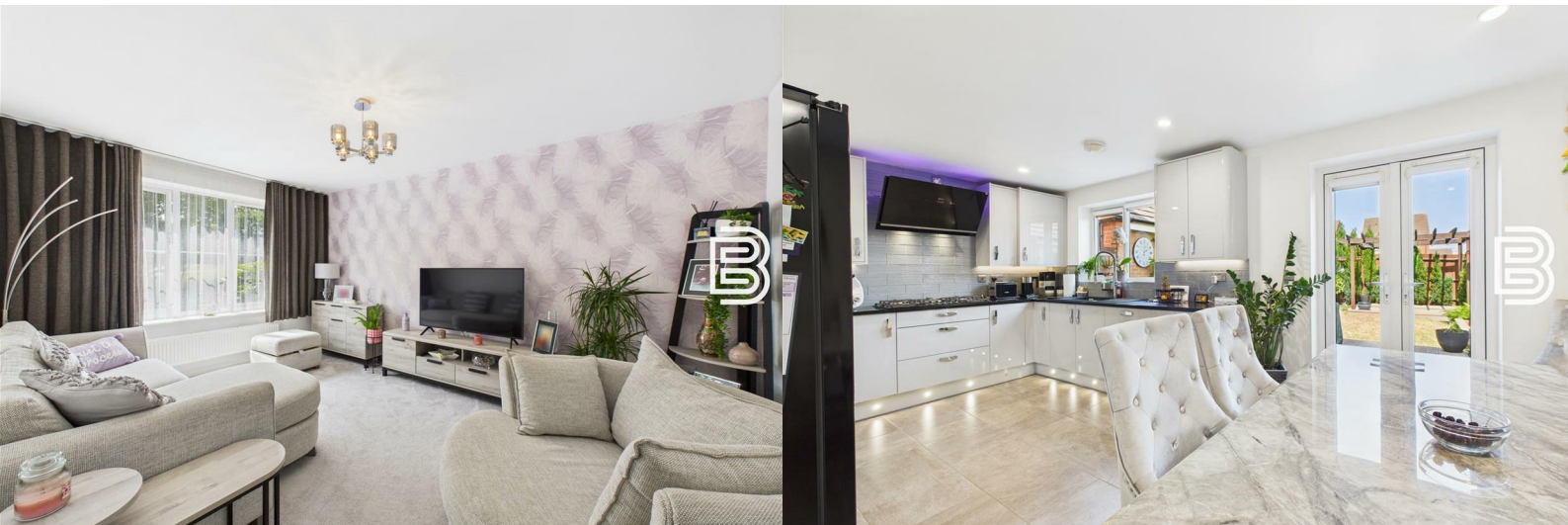
Ellis Brooke



8 Humphrey Close

, Rugby, CV21 1FQ

Guide price £380,000



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Hallway

Quality composite front door with decorative glazed panels. Tiled flooring. Stairs to first floor. Radiator. Doors off to Lounge, Kitchen, WC, and under-stairs cupboard (which has been shelved for shoes). Electric consumer unit along with solar panel isolator.

Lounge

Double glazed window to the front aspect. Radiator.

Guest WC

Tiled floor. Low flush WC. Pedestal wash hand basin. Radiator. Extractor. Tiling to splashback.

Kitchen/Diner

Double glazed French Doors and window to the rear aspect. Door to Utility area. Tiled floor. Radiator. Re-fitted Wren kitchen with high gloss base and eye level units. Glass tiles. Quartz worktops. Composite sink/drainage with directional mixer tap. Under cabinet and kickboard feature lighting. Integrated dishwasher. Five ring gas hob with illuminated extractor over. Space for fridge/freezer. Integrated double oven with one part being microwave and steamer. Inset spotlights. Cupboard housing boiler.

Utility

Two eye level units plus work surface. Tiled floor. Space and plumbing for washing machine and dryer. Extractor.

Landing

Doors off to all 4 bedrooms plus bathroom. Loft access hatch (boarded with pull-down ladder). Radiator.

Bedroom One

Double glazed window to the rear aspect. Radiator. Door to En-Suite.

En-Suite

Tiled floor. Enclosed shower cubicle. Heated towel rail. Extractor. Low flush WC. Pedestal wash hand basin. Inset spotlights.

Bedroom Two

Double glazed window to the front aspect. Radiator.

Bedroom Three

Double glazed window to the rear aspect. Radiator.

Bedroom Four

Double glazed window to the front aspect. Radiator. Currently used as a dressing room.

Bathroom

Panelled bath with shower over and full height tiling around. Tiled floor. Pedestal wash hand basin. Heated towel rail. Low flush WC. Extractor. Inset spotlights.

Shallow Frontage

Pathway leading to canopy porch and front door. Shallow lawned area with border.

Driveway

Running down the side of the property. Parking for 2 cars. Leads to garage. Timber gate into rear garden

Garage

Detached with metal up and over door. Power and light connected. Courtesy door into garden.

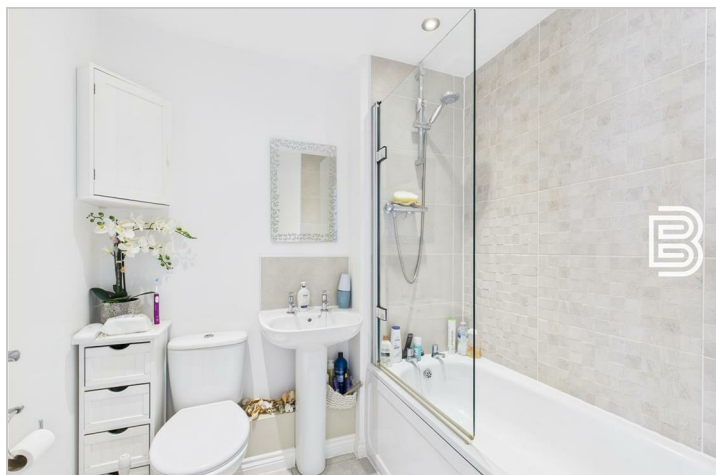
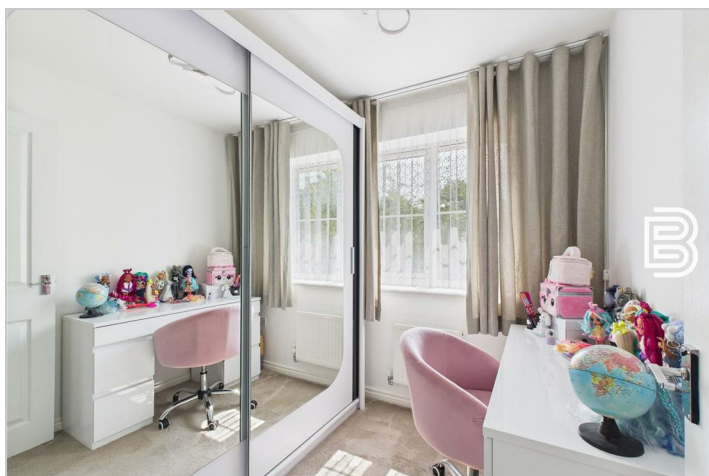
Rear Garden

Landscaped and enclosed by a mixture of brick walls and timber fencing. Initial split level composite decking with side gate leads onto central lawned section with borders. Additional composite decking section in the corner with pergola seating area. Courtesy door into garage. Outside power socket. Three level planter to one 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.



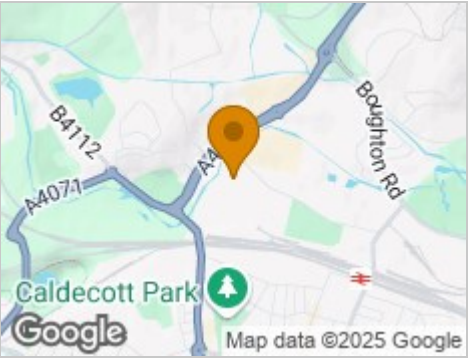
Road Map



Hybrid Map



Terrain Map



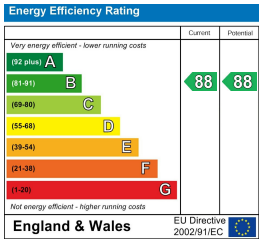
Floor Plan



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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