



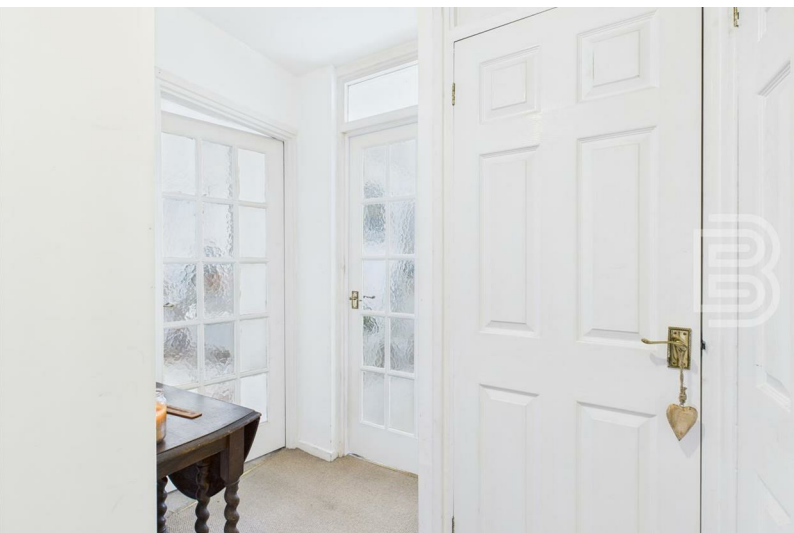
Ellis Brooke



19 Brookside Avenue

Pailton, Rugby, CV23 0QG

Guide price £125,000



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Hallway

Composite part double glazed front door. Radiator. Doors off to Lounge/Diner, Bedroom, Bathroom plus 3 useful storage cupboards.

Lounge/Diner

Double glazed window to the front aspect (parking side). Radiator. Storage cupboard. Door to Kitchen. Electric fire with surround.

Kitchen

Double glazed window to the rear aspect (field views). Storage/pantry cupboard (housing combination boiler). Range of modern moulded handle base and eye level units with work surfaces over. Integrated Neff oven with slide & hide door. Electric induction hob and extractor over. Integrated fridge. Space and plumbing for washing machine. Composite sink/drainage with mixer tap. Radiator.

Bedroom

Double glazed window to the front aspect. Radiator.

Bathroom

Double glazed window to the rear aspect. Low flush WC. Extractor. Inset spotlights. Panelled bath with shower over and jet functions. Tiled floor and fully tiled walls. Radiator. Sink set into vanity unit.

Outside

To the front of the property is a lawned area

which then abuts the parking area.

To the rear of the property is an additional brick built storage unit (currently housing a tumble dryer) plus a small meter cupboard storage area with uPVC door. A resident communal paved walkway runs along the back and leads onto a washing drying area. Open views over adjoining fields.

Parking

Resident parking on a first come-first serve basis.

Lease Notes & Additional Information

Lease Term 125 Years from 2016

The Freeholder is Rugby Borough Council

Annual Ground Rent payable is £10

Annual Service Charge payable is £600

Full ownership

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



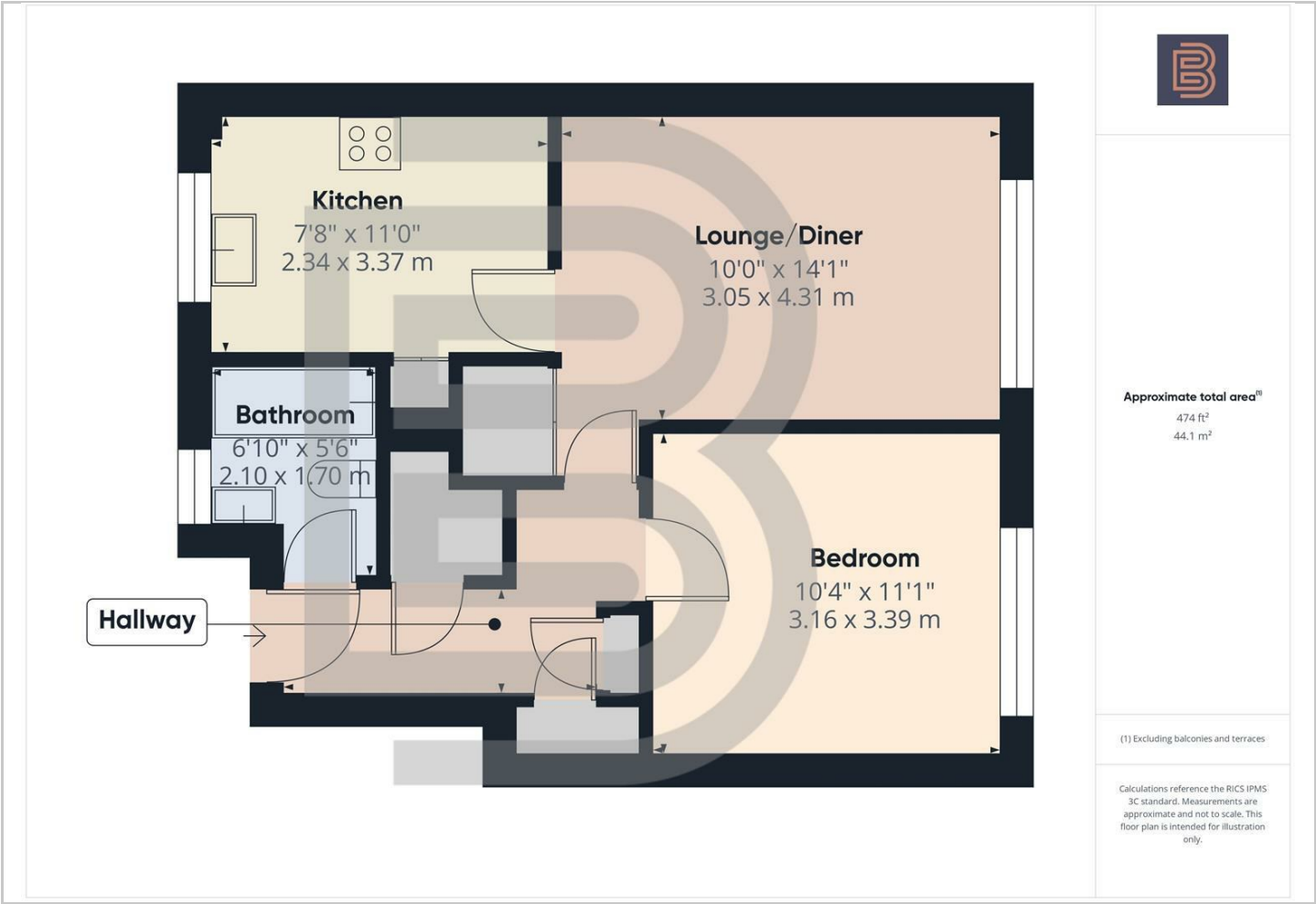
Hybrid Map



Terrain Map



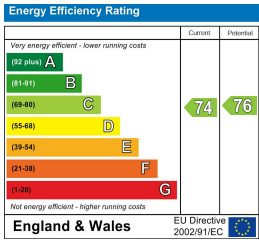
Floor Plan



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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