



# Ellis Brooke



## 77 Fleet Crescent

, Rugby, CV21 4BG

**Guide price £265,000**



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## Entrance Porch

Accessed via a composite front door. The entrance porch gives access through to

## Entrance Hall

6'5" x 12'7" (1.98m x 3.84m)

The entrance hall benefits from a useful under stairs cupboard which houses the gas meter. There are stairs that rise to the first floor landing and doors which give access through to the ground floor accommodation.

## Living/Dining Room

11'8" x 12'7" (3.58m x 3.84m)

A spacious room that benefits from a window to the front elevation and door to the rear elevation, which gives access to the garden. Within the room there is a feature fireplace with a gas connection point. The room offers ample space as both a living room and dining room.

Living Room - 3.58m x 3.84m

Dining Area - 2.57m x 2.8m

## Kitchen

10'11" x 9'4" (3.35m x 2.85m)

The kitchen comprises of a range of base and eye level units with a complementary work top over. Within the kitchen there is space for a fridge/freezer, washing machine and oven. The kitchen benefits from access to a useful storage cupboard. To the rear elevation of the room there is a window which gives a view over the garden and to the side elevation a door which gives access through to

## Side Lobby

To the front elevation there is a composite door which gives access to the driveway. Further to this there is a door which gives access through to

## W/C

With a low-level flush WC and wash hand basin. There is tiling to all splash back areas and to the side elevation a frosted window.

## 1st Floor Landing

The first floor landing benefits from a window to the side elevation that provides natural light. It further benefits from access to a useful storage cupboard and there are doors which give access through to all first floor accommodation.

## Bedroom 1

12'10" x 11'3" (3.92m x 3.43m)

A good size double bedroom with a window to the front elevation.

## Bedroom 2

10'4" x 10'9" (3.17m x 3.29m)

A double bedroom with a window to the rear elevation, providing a view over the garden and Hart Field beyond.

## Bedroom 3

9'0" x 7'8" (2.76m x 2.36m)

A large single bedroom with a window to the rear elevation that provides a view over the garden and Hart Field beyond.

## Bathroom

6'5" x 5'6" (1.98m x 1.7m)

With suite that comprises a low-level flush WC, wash hand basin and panelled bath with mixer shower attachment over. Within the bathroom the walls are part tiled and to the front elevation there is a frosted window.

## Rear Garden

To the rear of the home there is a private and enclosed mature rear garden which backs onto Hart Field. To the immediate rear of the property is a block paved patio which provides space for alfresco dining. A paved pathway runs the length of the garden and there is a good sized area has been laid to lawn with a variety of well stocked flower beds that incorporate a range of mature, shrubs, hedges, plants and trees.

## Front Garden and Driveway

To the front of the home is a garden and driveway. The driveway which is laid to block paving and provides off-road parking for 2/3 vehicles. The remainder of the front garden has

been laid lawn with some well stocked planting beds with a variety of mature shrubs, hedges and trees. To the side of the home there is access to the rear garden.

## 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



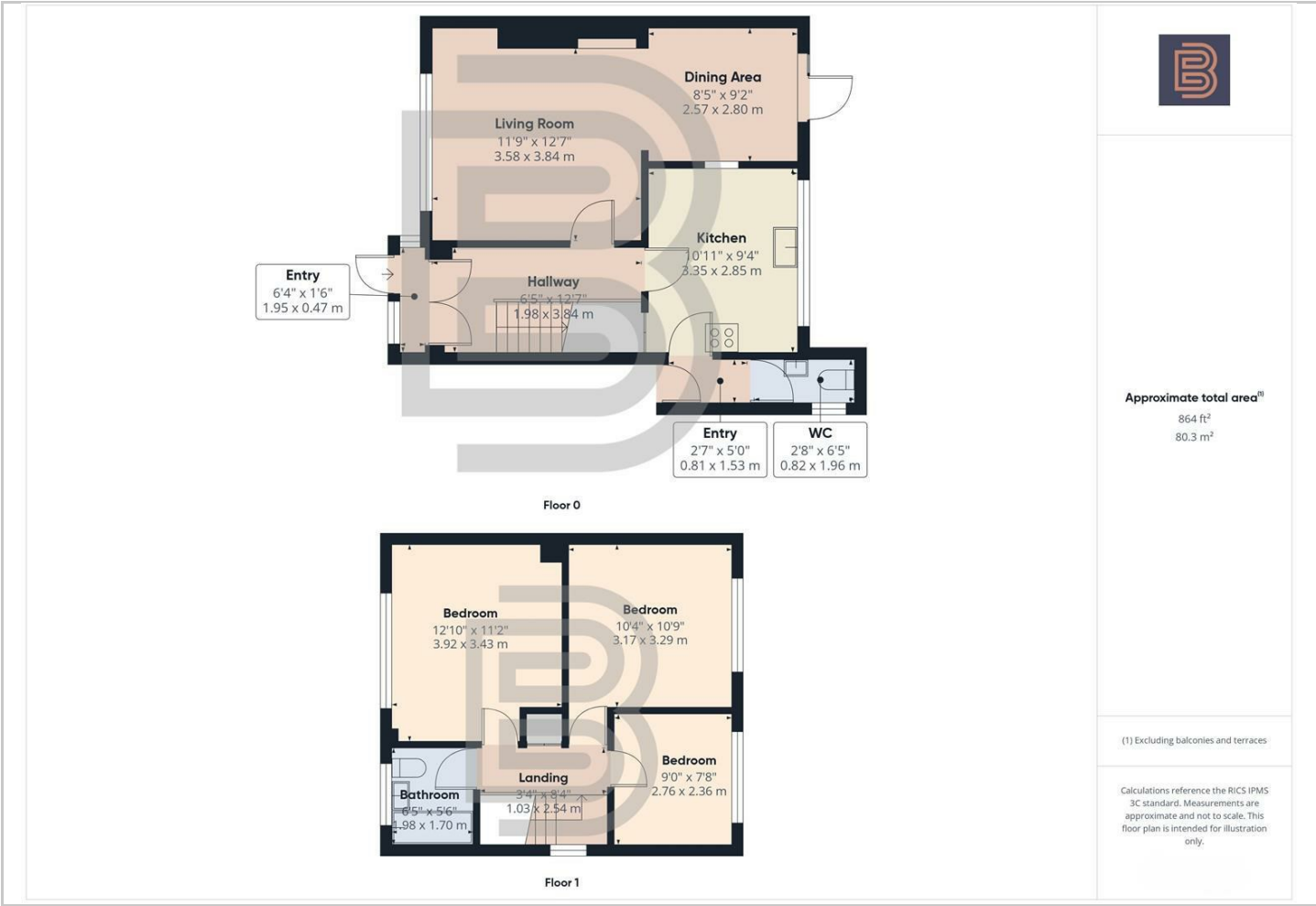
Hybrid Map



Terrain Map



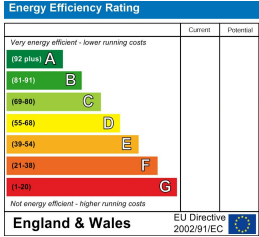
Floor Plan



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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