



Ellis Brooke



5 St. Annes Road

, Rugby, CV22 6DH

Offers in excess of £250,000



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Hall

Single glazed front door. Stairs to first floor. Double glazed window to the front aspect. Two storage cupboards. Radiator. Doors into Lounge & Dining Room (which has previously been utilised as a downstairs bedroom).

Lounge

10'6" x 14'10" (3.20m x 4.52m)

Double glazed window and double doors into Family Room. Radiator. Picture rail.

Dining Room

10'11" x 8' (3.33m x 2.44m)

Double glazed window to the front aspect. Radiator. Door into Kitchen/Diner. Picture rail.

Family Room / Sun Room

12'5" x 10'7" (3.78m x 3.23m)

French Doors onto patio and garden. Door into Kitchen/Diner. Radiator. Double glazed windows across two sides plus Velux windows. Fitted shutters and blinds. Inset spotlights.

Kitchen / Diner

16'7" x 9'3" (5.05m x 2.82m)

Door into Rear Lobby. Radiator. Full range of base and eye level units with work surface over and under cabinet lighting. One and half bowl sink/drainage. Integrated double oven with gas hob and extractor. Space for American style fridge/freezer. Space and plumbing for dishwasher and washing machine. Space for further appliance such as a dryer. Door into Family Room. Velux window.

Rear Lobby

Double glazed door onto patio and garden plus double glazed window. Door to Wet Room. Radiator.

Wet Room

10'8" x 5'9" (3.25m x 1.75m)

Double glazed window to the rear aspect. Low flush WC. Wash hand basin set into vanity unit. Good size separated walk-in shower area with extractor. Radiator. Tiling to splashbacks. Extractor.

Landing

Double glazed window to the front aspect. Doors to all 3 bedrooms plus bathroom. Large loft access hatch with pull-down ladder.

Bedroom One

13'10" x 10' (4.22m x 3.05m)

Double glazed window to the rear aspect. Radiator. Built in cupboard. Picture rail.

Bedroom Two

10'9" x 10'2" max (3.28m x 3.10m max)

Double glazed window to the rear aspect. Radiator. Picture rail.

Bedroom Three

10'8" x 6'6" (3.25m x 1.98m)

Double glazed window to the rear aspect. Radiator. Picture rail.

Bathroom

Double glazed window to the front aspect with

fitted shutters. Cupboard housing Baxi combination boiler. Wash hand basin set into vanity unit. Curved panelled bath with shower over. Low flush WC. Inset spotlights. Extractor.

Frontage/Parking

Low maintenance tarmac frontage enclosed by low level metal railings to all sides with two sets of double gates. Side accessway into rear garden. Outside porch area.

Garden

Sloped access to the side of the property (via gated side access). Two steps and slope to main lawned area which has a large border/planter to the top and bottom section. Enclosed to two sides by quality timber fencing with concrete posts. One side is enclosed by hedging and shrubs.



Road Map



Hybrid Map



Terrain Map



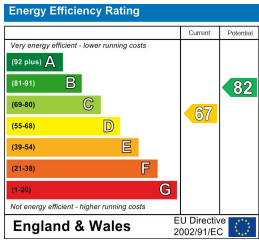
Floor Plan



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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