



# Ellis Brooke



## 121 Townsend Lane

Long Lawford, Rugby, CV23 9DF

**Guide price £210,000**



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## Hallway

Double glazed front door. Doors to Lounge, Kitchen and WC. Under-stairs area. Stairs to first floor. Double glazed window to the side aspect. Radiator. Tiled flooring.

## Lounge

Double glazed windows to the front and rear aspects. Radiator. Stripped wood flooring. Coving. Inset fireplace area.

## Kitchen

Double glazed window to the rear. Part glazed wooden door through to the lean-to. Pantry style cupboard with space for fridge/freezer and a small window. Range of base and eye level units with work surface over and tiling to splashbacks. Stainless steel sink/drainers with mixer tap. Space for cooker. Radiator.

## WC

Double glazed window to the side aspect. Radiator. Wall mounted Baxi combination boiler. Low flush WC. Pedestal wash hand basin. Tiled flooring.

## Lean-To

Wooden and plastic construction. In need of repair. Single glazing. Door leading to rear garden. Tiled flooring. Wooden doors to two brick built outhouses.

## Utility

Space and plumbing for appliances. Storage.

## Outhouse

Useful storage area.

## Landing

Doors off to both bedrooms and bathroom plus loft access hatch. Inset spotlights.

## Bedroom One

Double glazed windows to the front and rear aspects. Radiator. Fitted wardrobe.

## Bedroom Two

Double glazed window to the front aspect. Radiator.

## Bathroom

Double glazed window to the rear aspect with fitted shutters. Radiator. Over-stairs cupboard. Panelled bath. Separate enclosed shower cubicle. Low flush WC. Wash hand basin.

## Driveway

Laid with stones. Accessed across one neighbouring property. Low level gate and fence to the front. Surrounded by shrubs and plants. Side gate into garden.

## Garden

Gate to the side (leading to driveway). Enclosed by timber fencing. Two patio areas. Mainly laid to lawn with borders.

## 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



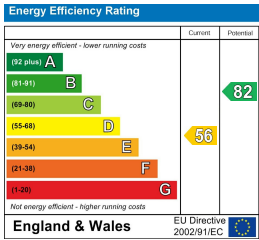
Floor Plan



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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