



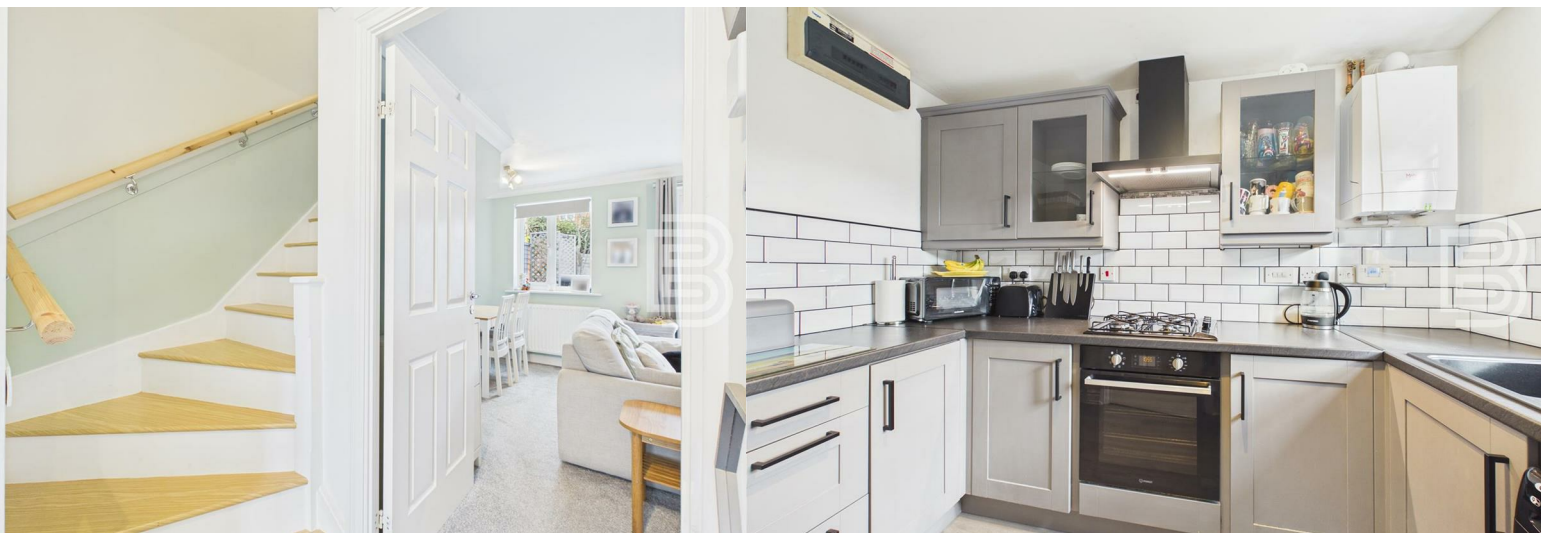
# Ellis Brooke



## 16 Devonshire Close

Cawston, Rugby, CV22 7EE

**Guide price £225,000**





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## Hallway

Composite front door. Wood effect flooring. Radiator. Coving. Doors off to Guest WC, Kitchen & Lounge. Stairs to first floor.

## Kitchen

Double glazed window to the front aspect. Wood effect flooring. Range of base and eye level units with work surface over and tiling to splashbacks. Composite sink/drainage with directional mixer tap. Integrated oven with gas hob and extractor. Space for a fridge/freezer. Space and plumbing for a washing machine. Radiator. Wall mounted boiler.

## Lounge

Double glazed window and French Doors out to garden. Under-stairs cupboard. Radiator. Coving.

## Guest WC

Double glazed window to the front aspect. Radiator. Wood effect flooring. Fitted cupboard. Low flush WC. Wash hand basin with vanity unit.

## Landing

Doors off to bedrooms, bathroom and airing cupboard. Coving.

## Bedroom One

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

## En-Suite

Double glazed window to the front aspect. Heated towel rail. Enclosed shower cubicle. Low

flush WC. Wash hand basin with vanity unit. Extractor. Tiled floor. Half height tiling to walls. Shaver point.

## Bedroom Two

Double glazed window to the rear aspect. Radiator. Area for pull-out bed with cupboards over. Loft access hatch.

## Bathroom

Double glazed window to the rear aspect. Panelled bath. Low flush WC. Radiator. Wash hand basin with vanity unit. Tiling to splashbacks. Extractor. Shaver point.

## Front Garden

Lawned fore-garden with steps running to canopy porch and front door. Side gated access into the rear garden.

## Garage & Parking

Single garage with metal up and over door. Power and light connected. Block paved parking space in front.

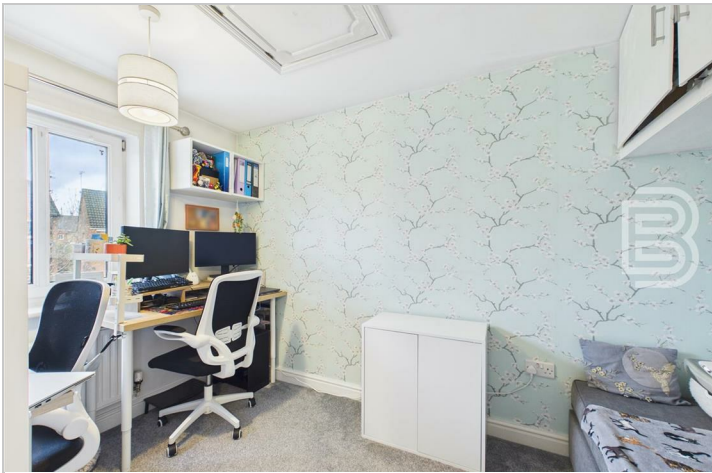
## Rear Garden

Enclosed by timber fencing. Side access gate. Suspended porcelain tiled patio. Lawned area with curved 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 a n 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



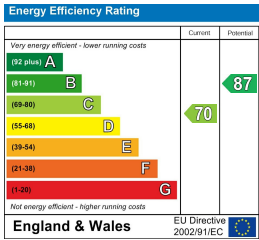
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



36 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH  
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk