



Ellis Brooke



29 Avenue Road

, Rugby, CV21 2JN

Guide price £200,000



3



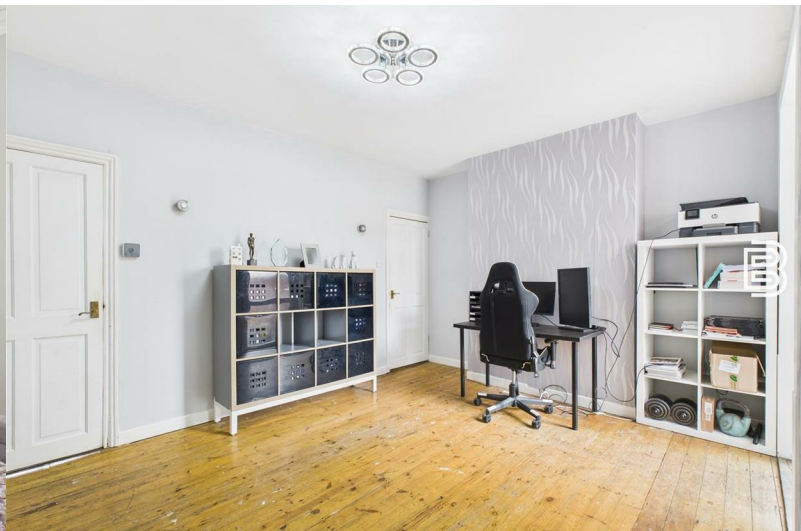
1



2



D



29 Avenue Road

, Rugby, CV21 2JN

Guide price £200,000



Hallway

Composite part double glazed front door. Radiator. Doors off to Living Room, Dining Room and Under stairs cupboard.

Living Room

Double glazed bay window to the front aspect. Radiator. Wood effect flooring. Coving.

Dining Room

Door to stairwell. Wooden flooring. Door to Kitchen. Double glazed door out to garden. Radiator.

Kitchen

Double glazed window to the side aspect. Door into Bathroom. Ceramic tiled flooring. Range of base and eye level units with stylish corian style work surfaces over. Inset stainless steel sink. Integrated oven with hob and extractor over. Space and plumbing for washing machine. Space for under counter fridge and freezer. Cupboard housing Vaillant combination boiler. Inset spotlights. Radiator.

Bathroom

Double glazed window to the side aspect. Tiled flooring. Shower cubicle. Panelled bath. Low flush WC. Wash hand basin set into vanity unit. Inset spotlights. Heated towel rail.

Landing

Doors off to all three bedrooms. Loft access hatch.

Bedroom One

Two double glazed windows to the front aspect. Radiator. Built in cupboard (over stairs). Coving. Picture rail.

Bedroom Two

Double glazed window to the rear aspect. Radiator.

Bedroom Three

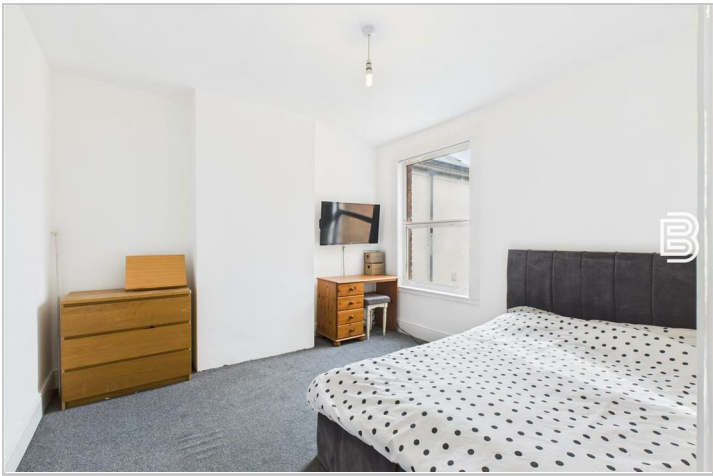
Double glazed window to the rear aspect. Radiator.

Frontage

Enclosed by low level brick wall with wooden gate. Laid with slate chippings.

Rear Garden

Enclosed by a mixture of timber fencing and brick wall. Gates to the rear lane. Hard-standing. Patio with pathway leading down one side. Central artificial grass area.



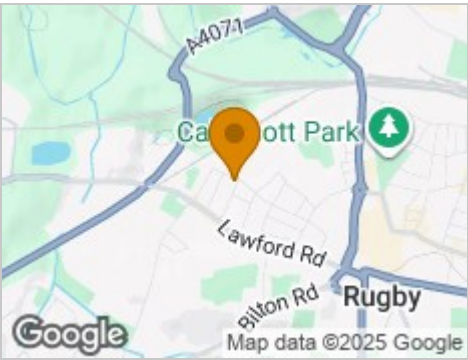
Road Map



Hybrid Map



Terrain Map



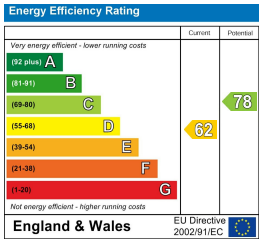
Floor Plan



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.



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