



Ellis Brooke



31 Southwell Drive

Houlton, Rugby, CV23 1BY

Offers in excess of £250,000



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Entrance Hall

10'9" x 3'8" (3.28m x 1.12m)

Accessed under a covered storm porch and through a composite front door. The entrance hall has stairs that rise to the first floor and doors that give access through to all ground floor accommodation.

Living/Dining Room

13'5" x 12'4" (4.09m x 3.78m)

A room that provides ample space to be used as a living room and dining room. To the rear elevation there are double opening doors that flood the room with natural light and provide access to the garden. The room further benefits from access to a useful under stairs storage cupboard.

Kitchen

10'11" x 5'4" (3.35m x 1.64m)

The kitchen is comprised of a range of base and eye level units with a complementary worktop over. Within the kitchen there is a fitted electric oven with a four ring gas hob and cooker hood. Further to this there is an integrated fridge/freezer and washing machine. To the front elevation there is a window.

WC

5'4" x 3'0" (1.65m x 0.92m)

With a low-level flush WC and corner hand basin. There is tiling to the splash back area and to the front elevation there is a frosted window.

1st Floor Landing

The first floor landing gives access to the loft via a loft hatch. Further to this there are doors which provide access to all first floor accommodation.

Bedroom 1

9'2" x 12'3" (2.8m x 3.75m)

A good sized double bedroom with a window to the rear elevation, which offers a view of the garden.

Bedroom 2

8'10" x 12'3" (2.7m x 3.75m)

A double bedroom with a window to the front elevation. This bedroom further benefits from a fitted storage cupboard.

Bathroom

6'0" x 5'4" (1.83m x 1.65m)

With a suite that comprises a low-level flush WC, wash hand basin and paneled bath with electric shower over. Within the bathroom there is tiling to all splash back areas and a wall mounted radiator.

Rear Garden

To the rear of the home there is a private, south-facing garden, enclosed by fencing to all elevations. French doors from the living room open onto a patio area which provides space for outdoor seating and alfresco dining. The remainder of the garden has been laid to lawn and to the side elevation there is a pedestrian gate giving access to the driveway.

Tel: 01788 221242

Front and Driveway

The property is accessed via a paved pathway leading to the front door. The front garden has two areas which have been laid to lawn with some mature planting. To the side of the home there is a tarmac driveway which provides ample off-road parking for two vehicles in tandem.

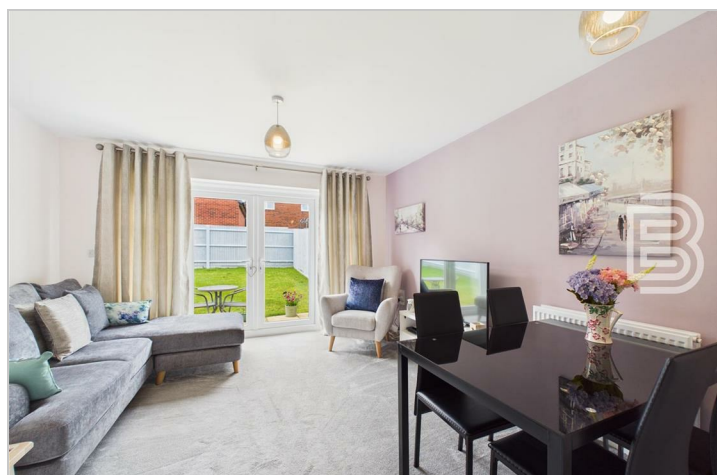
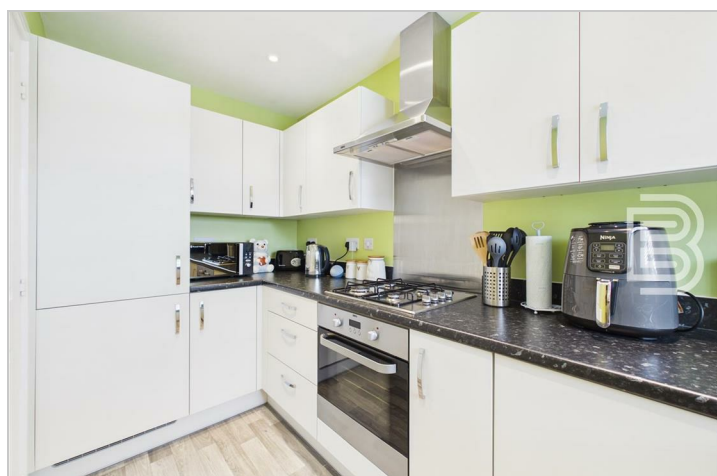
Agents Note - Service Charge

The owner of the property has advised a service charge of approximately £100 is payable per year.

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



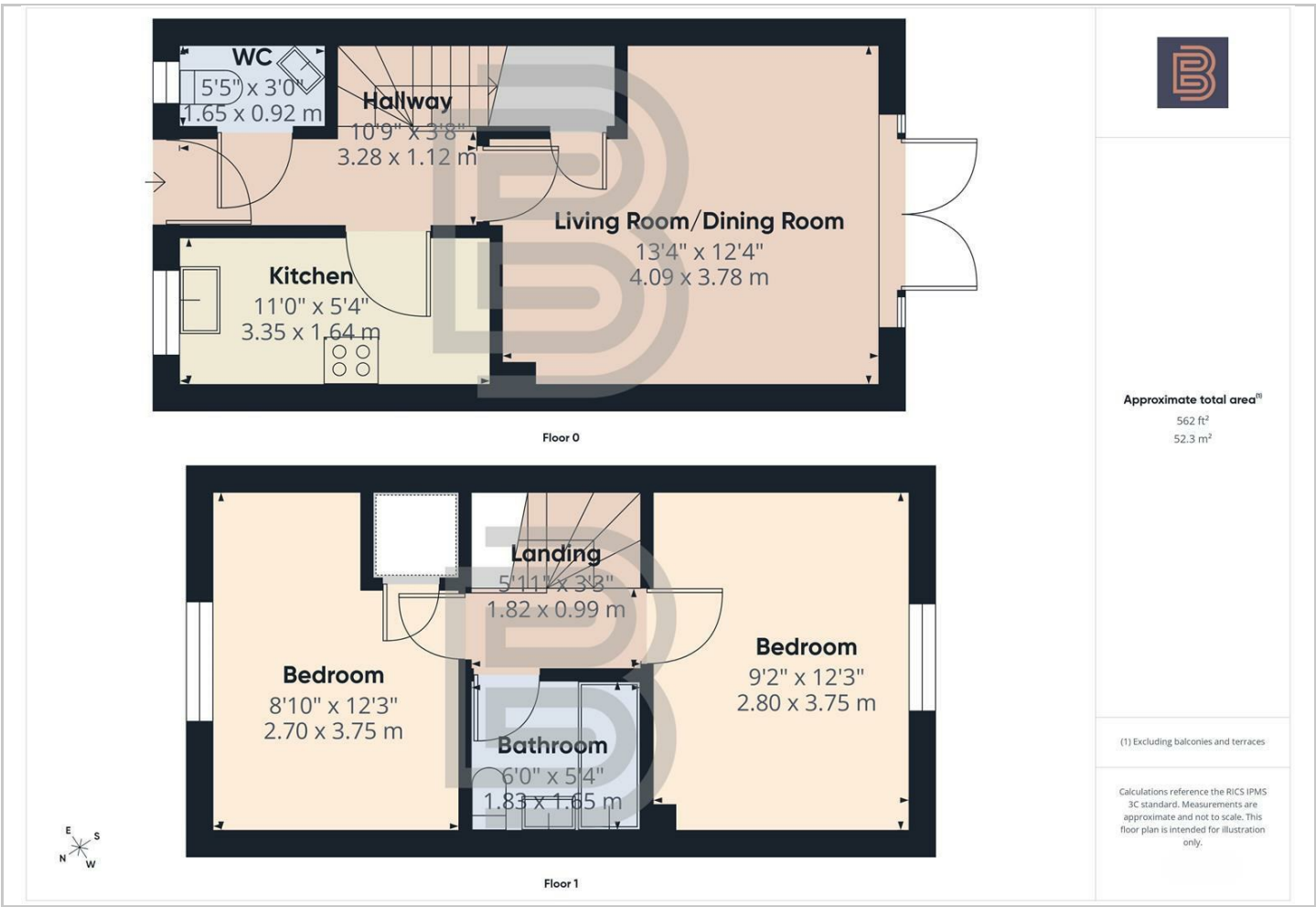
Hybrid Map



Terrain Map



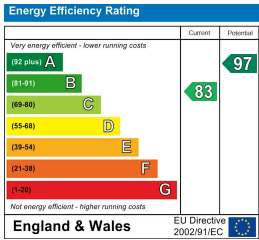
Floor Plan



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



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