



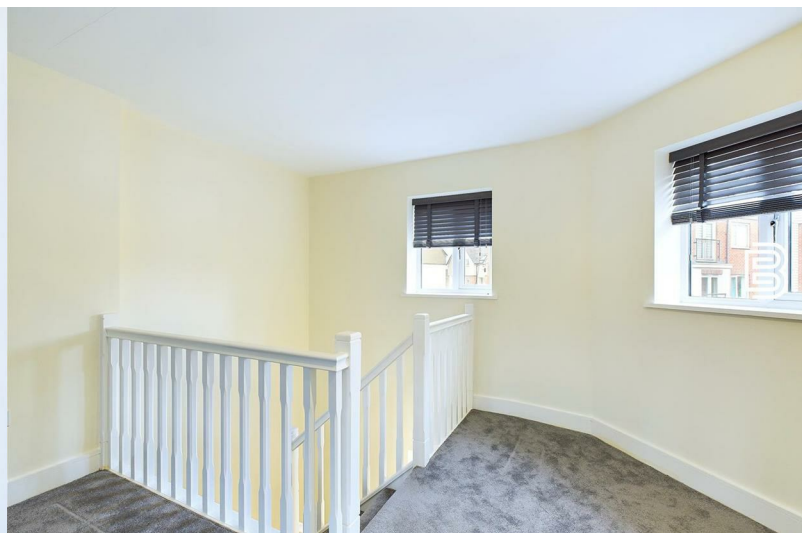
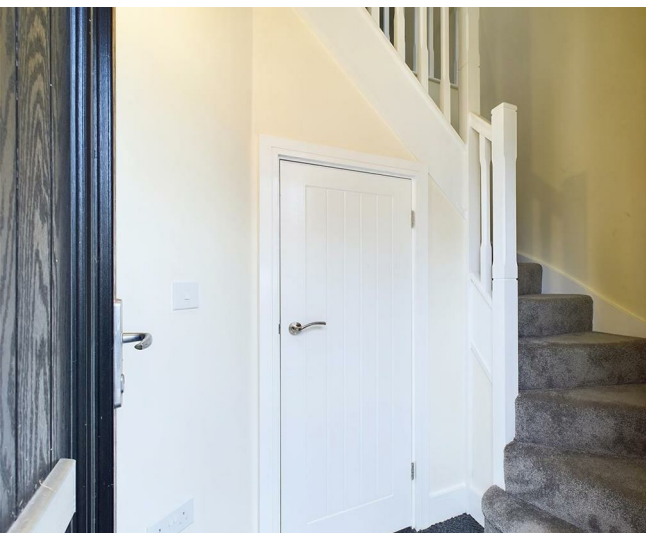
# Ellis Brooke



## 2 Hansen Close

, Rugby, CV21 1RE

**Guide price £175,000**





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## Entrance Lobby

5'4" x 3'4" (1.63m x 1.02m)

Composite front door with double glazed panel. Stairs up to main accommodation. Under-stairs cupboard with light, power and telephone point.

## Upstairs Living Space

Two windows to the front aspect and one to the rear. Two radiators. Opens into Kitchen. Door to Bedroom. Door to Bathroom. Magnetic wall area. TV and telephone points. Additional storage cupboard.

## Kitchen

11'6" x 6'1" (3.51m x 1.85m)

Double glazed window to the front aspect. Range of base and eye level units with work surface over. Stainless steel sink/drainer. Integrated oven with gas hob and extractor. Space for fridge/freezer. Space and plumbing for washing machine. Gas combination boiler enclosed into cupboard. USB equipped plug sockets.

## Bedroom

10'3" x 9'6" (3.12m x 2.90m)

Double glazed window to the front aspect. Radiator. TV point. Fitted wardrobe.

## Bathroom

6'10" x 5'6" (2.08m x 1.68m)

Double glazed window to the rear aspect. Heated towel rail. Panelled bath with shower over. Tiling to splashbacks. Low flush WC.

Pedestal wash hand basin. Extractor. Shaver point.

## Garage

Metal up and over door. Power and light connected. Located underneath No.3 Hansen Close.

## Outside

Shallow low maintenance frontage with shrubs and path leading to front door. Shared bin store area to the side of the garage.

## Parking Notes

Free of charge permits also available for on-street parking.

## Lease Notes

Lease Term is 250 years from 2019

NO SERVICE CHARGE PAYABLE

## 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.



