



# Ellis Brooke



## 13 Brays Close

Brinklow, Rugby, CV23 0NH

**Guide price £270,000**





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## Entrance Walkway

Double glazed front door leading into side walkway. Wooden door into main hallway. Further double glazed door into rear garden. Part glazed wooden door into garage.

## Hallway

Doors off to all accommodation. Loft access hatch. Exposed wood floor. Cupboard housing warm air heating system.

## Lounge

15'5" x 12' (4.70m x 3.66m)

Double glazed window to the rear. Coving.

## Kitchen

8'2" x 7'9" min (2.49m x 2.36m min)

Double glazed door and window to the rear garden. Several base and eye level units with work surfaces over. Tiling to splashbacks. Stainless steel sink with double drainer. Space for cooker. Space and plumbing for washing machine. Space for fridge.

## Bedroom One

13'5" x 10' min (4.09m x 3.05m min)

Double glazed bay window to the front aspect. Fitted cupboard.

## Bedroom Two

9'9" x 9'9" (2.97m x 2.97m)

Double glazed window to the front aspect. Fitted cupboard.

## Bathroom

8'1" x 5'1" min (2.46m x 1.55m min)

Double glazed window to the rear aspect. Panelled bath. Low flush WC. Pedestal wash hand basin. Airing cupboard. Radiator. Exposed wood floor. Tiling to splashbacks.

## Front Garden

Mainly laid to lawn with central frees and shrubs.

## Driveway

Providing parking for 1 vehicle. Leads up to garage.

## Garage

Metal up and over door. Power and light connected. Side door into walkway and rear window onto garden.

## Rear Garden

Enclosed to two sides with low level timber fencing. Enclosed to the rear with wire fencing with views over adjoining fields. Initial full width patio with raised planters. Shed with hard standing. Borders along three sides with the back border being stone chippings. Majority of the garden is laid to lawn.



Road Map



Hybrid Map



Terrain Map



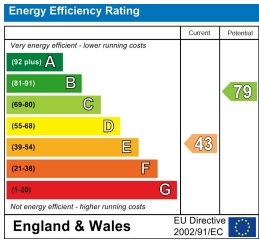
Floor Plan



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



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