



Ellis Brooke



37 Thomson Close

, Rugby, CV21 1XJ

Guide price £199,950



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Porch

Double glazed front door. Wood effect flooring. Internal door to:

Lounge

Double glazed window to the front aspect. Two radiators. Stairs to first floor. Under-stairs cupboard. Door to:

Kitchen

Double glazed window and door to the rear garden. Wood effect flooring. Range of base and eye level units with work surfaces over. Tiling to splashbacks. Integrated oven with gas hob and extractor. Space for fridge/freezer. Space and plumbing for washing machine. Wall mounted Worcester boiler. One bowl stainless steel sink/drainer.

Landing

Doors off to both bedrooms. Door to bathroom. Loft access hatch with pull-down ladder. Radiator.

Bedroom One

Double glazed window to the rear aspect. Radiator. Airing cupboard. Fitted wardrobe.

Bedroom Two

Double glazed window to the front aspect.

Bathroom

Panelled bath with electric shower over. Radiator. Low flush WC. Wash hand basin with vanity unit. Extractor. Tiling to splashbacks.

Frontage & Parking

Small lawned section and pathway to front door. Allocated off road parking.

Garden

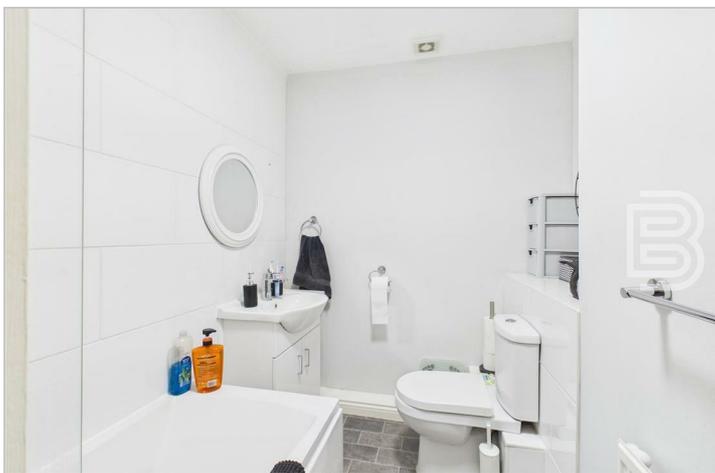
Fully enclosed by timber fencing. Initial full width patio leading to central lawned area. Additional hard-standing with shed space at the back of the garden. Access gate.

Notes

This property is 100% ownership, Freehold with No management charges.

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.



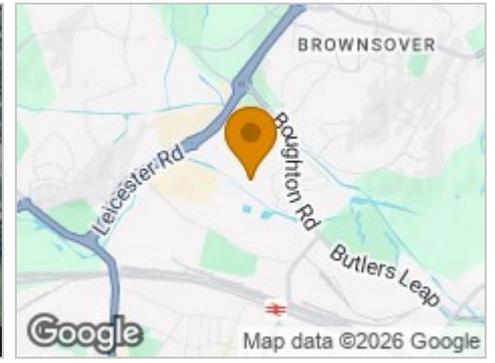
Road Map



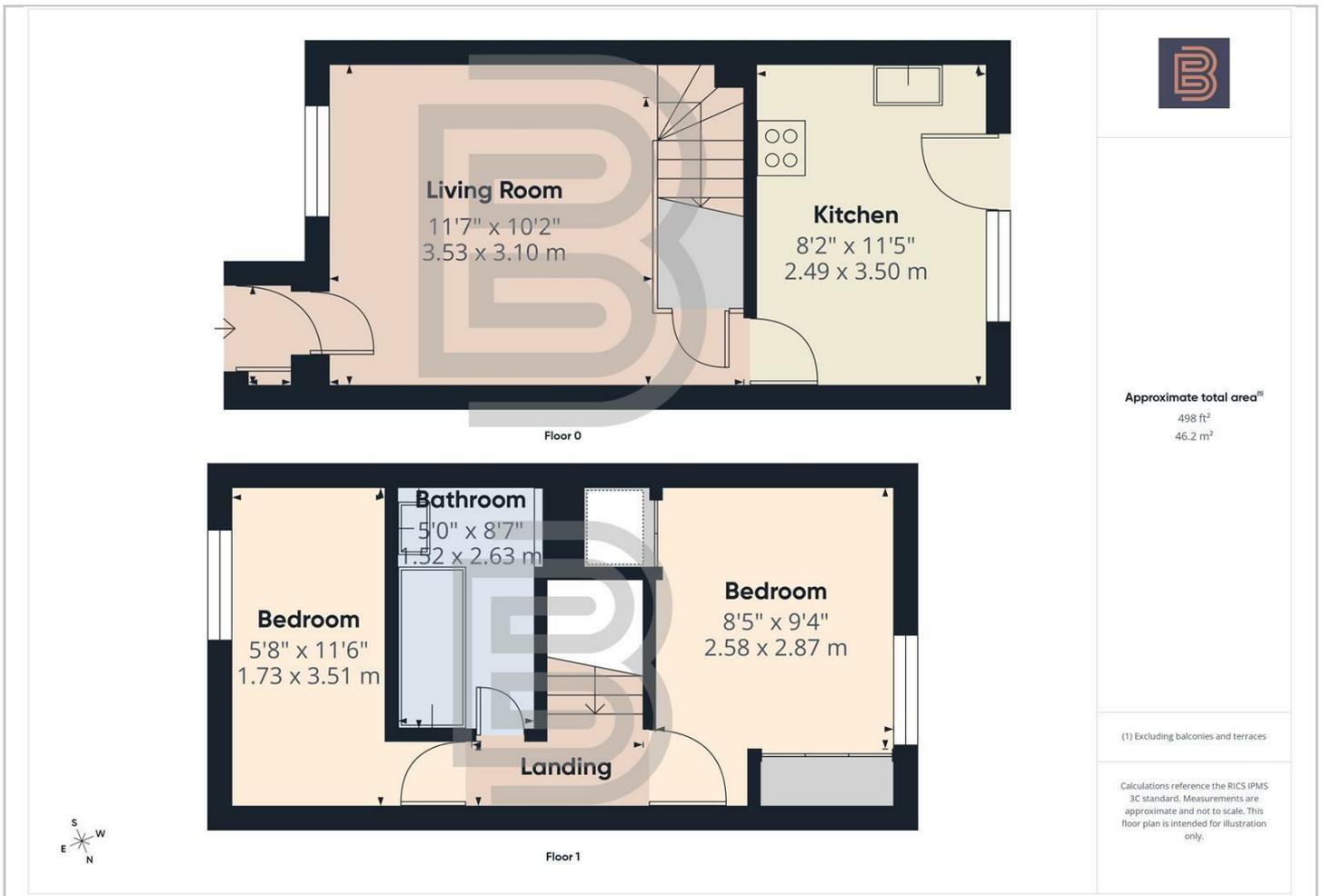
Hybrid Map



Terrain Map



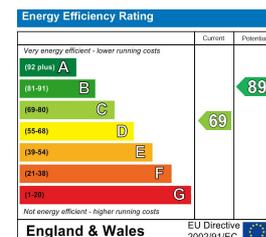
Floor Plan



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



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