



# Ellis Brooke



## 31 Cromwell Road

, Rugby, CV22 5LY

**Guide price £275,000**



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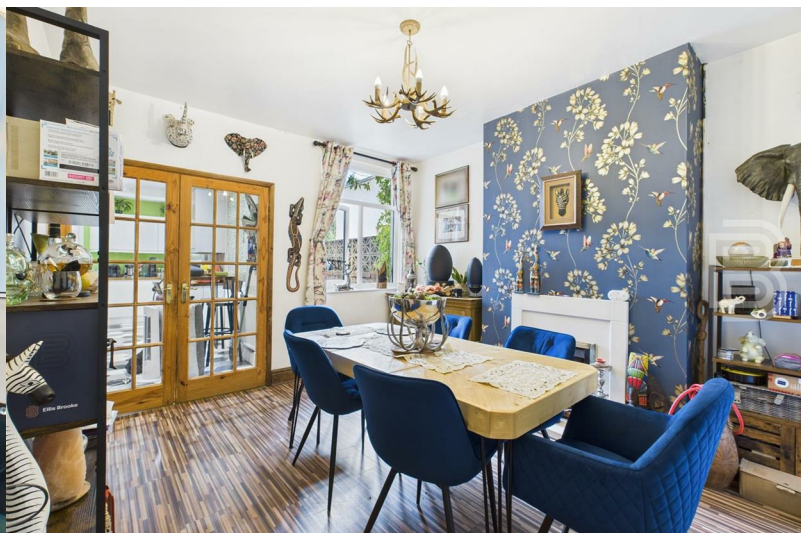
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## Hallway

Composite front door with double glazed window above. Original Minton tiled flooring with wood panelling and coving. Part glazed door to second half of hallway with stairs to first floor.

## Living Room

Double glazed bay window to the front aspect. Radiator. Chimney breast with inset section. Coving. Wood flooring.

## Dining Room

Double doors into Kitchen. Wood effect flooring. Double glazed windows to rear aspect. Gas fire with surround. Radiator.

## Breakfast Kitchen

Two double glazed windows to the side. Radiator. Tiled flooring. Under-stairs cupboard (currently housing tumble dryer). Inset spotlights. Illuminated shelving. Full range of high gloss moulded handle base and eye level units with wood work surfaces over. Composite sink/drainage with mixer tap. Space for small range style cooked with extractor over. Space for large fridge/freezer. Space and plumbing for washing machine and dishwasher. Door to rear lobby. Cupboard housing Worcester combination boiler (less than 10 years old)

## Rear Lobby

Double glazed door to the rear garden. Tiled flooring. Folding door into WC,

## WC

Requires further cosmetic work.

## Landing

Doors off to all 3 bedrooms. Door to bathroom. Folding door with access to loft.

## Bedroom One

Double glazed bay window to the front aspect. Radiator. Original cast iron decorative feature fireplace. Coving.

## Bedroom Two

Double glazed window to the rear aspect. Radiator. Wood effect flooring. Wood panelling (half height). Coving.

## Bedroom Three

Double glazed window to the rear aspect. Radiator. Original cast iron decorative feature fireplace

## Bathroom

Double glazed window to the side aspect. Tiled flooring. WC and wash hand basin set into vanity unit. Bath with rainfall style shower over. Radiator with towel rail. Inset spotlights.

## Loft

Velux windows. Access hatch to storage roof space. Power, lighting and heating. Good potential.

## Frontage

Enclosed by low level wall with metal railings.

Pathway to front door. Laid with slate chippings. Flower and shrub border.

Right of way along the side of the property leading to rear garden access gate and the garage.

#### Garden

Enclosed by a mixture of timber fencing and brick wall. Concrete side return. Initial flagstone patio. Central lawned area with borders. Wooden gate with brick archway to the side which leads to accessway and single storage garage.

#### Garage

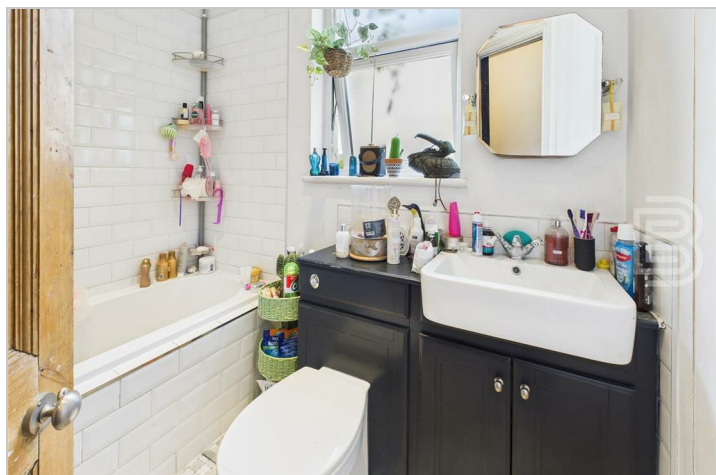
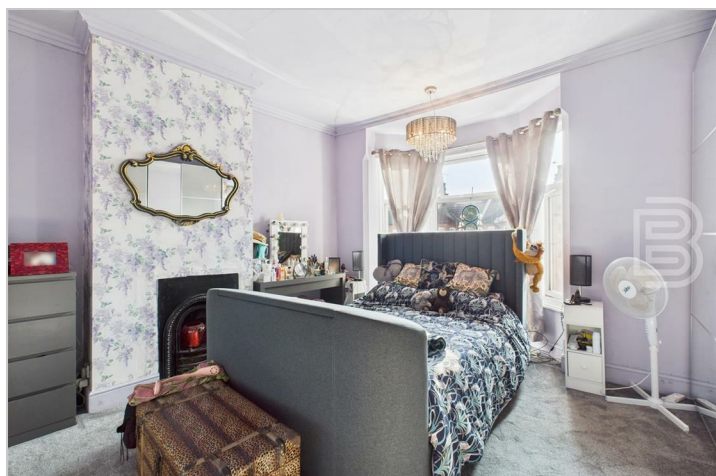
Accessed along the side of the property (right of way over neighbouring property).

Suitable for storage, a small car or bikes due to width of access.

#### 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



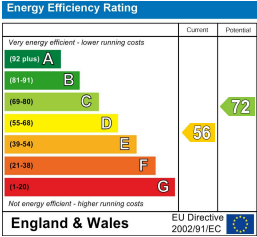
Floor Plan



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



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