



Ellis Brooke



## 28 Morton Gardens

, Rugby, CV21 3TG

**Guide price £235,000**



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## Entrance

Double glazed front door. Wood effect flooring. Stairs to first floor. Radiator.

## Lounge

Two radiators. Double glazed window to the front aspect. Coving. Dado rail. Under-stairs cupboard. Door to Kitchen. Wood effect flooring. Gas fire with surround.

## Breakfast Kitchen

Double glazed window and door into Conservatory. Tiled floor. Radiator. Wall mounted boiler. Full range of shaker style base and eye level units with work surfaces over. Composite sink/drainage with mixer tap. Space for fridge/freezer. Integrated oven & microwave plus gas hob and extractor. Integrated dishwasher. Washing machine included.

## Conservatory

Standard traditional dwarf wall and uPVC construction with a double glazed door onto the patio/garden.

## Landing

Doors off to both bedrooms. Door to shower room. Double glazed window to the side aspect. Loft access hatch. Airing cupboard.

## Bedroom One

Double glazed window to the front aspect. Radiator. Walk-in wardrobe with light. Coving.

## Bedroom Two

Please note this was formerly a 3 bedroom house. This bedroom has been knocked through to create a larger room where there was previously two single rooms.

There are two double glazed windows, two radiators, two doors and two ceiling lights so if required a partition wall could be re-instated.

## Shower Room

Fully tiled walls and floor. Enclosed good size shower cubicle. Heated towel rail. Inset spotlights. Extractor. Wash hand basin and WC set into vanity unit with storage.

## Front Garden

Lawned fore-garden with tree.

## Driveway

Driveway for 2 cars to include turning space. Gate into rear garden.

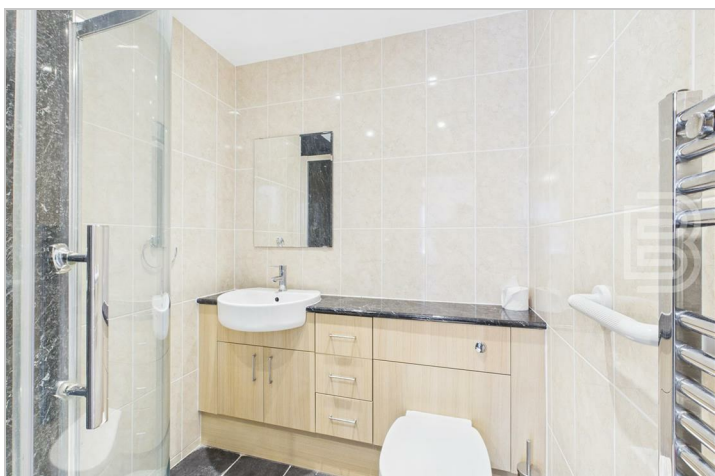
## Rear Garden

Enclosed by timber fencing of various heights. Side gate. Two patio areas (one at the base of the garden with a small shed and one to the side of the property with a larger shed). Majority of the garden is laid to lawn. Bay tree included.

## 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



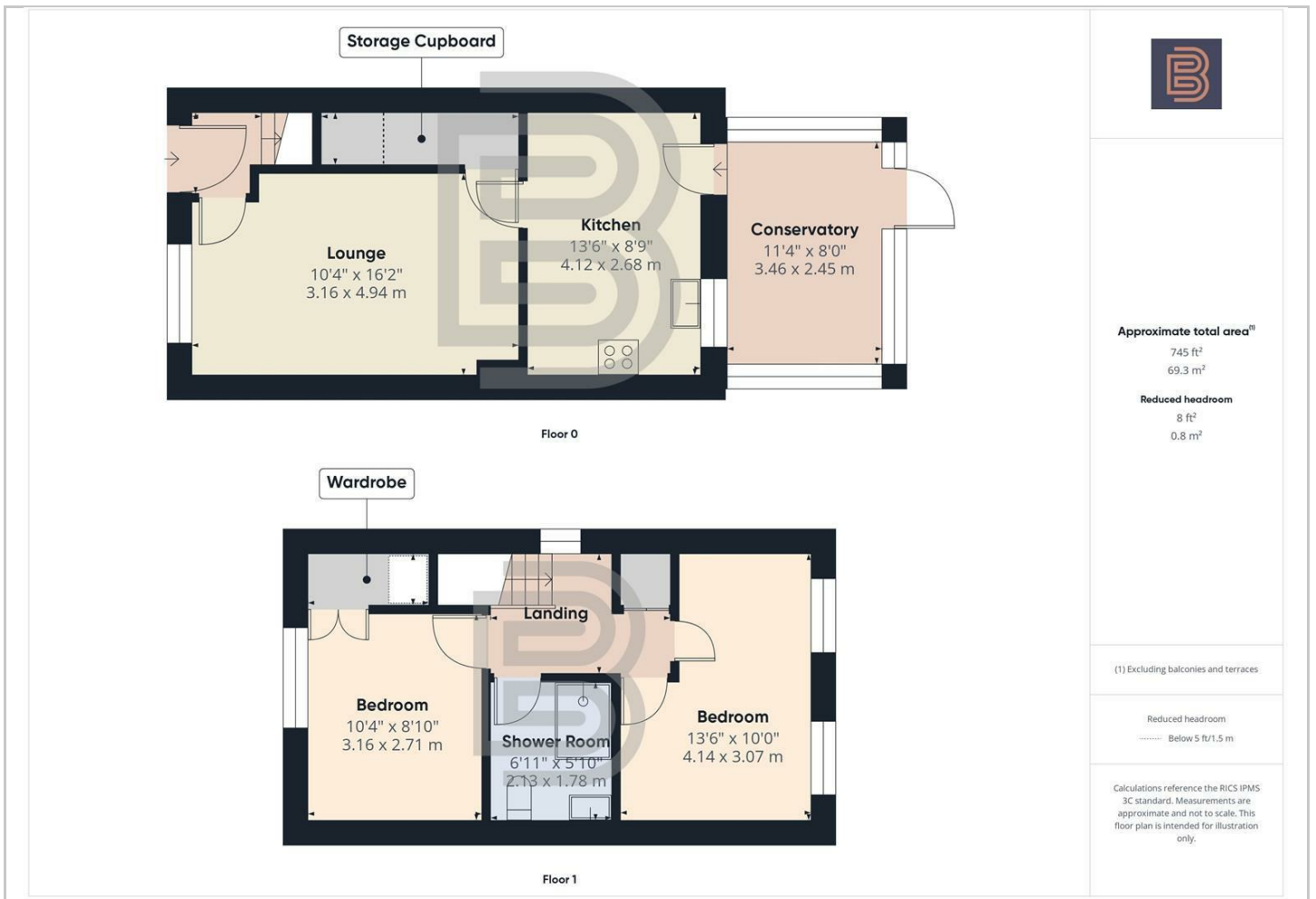
## Hybrid Map



## Terrain Map



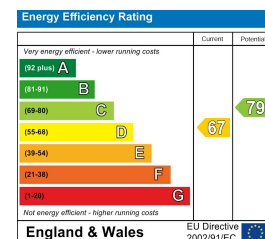
## Floor Plan



## 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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