



Ellis Brooke



61 Eastlands Road

, Rugby, CV21 3RR

Offers in excess of £225,000



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Entrance Hall

5'8" x 15'7" (1.74m x 4.75m)

The property is access through a composite front door. The entrance hall has stairs that rise to the first floor and there is a useful under stairs storage cupboard. Further to this there are doors providing access to all ground floor accommodation.

Living Room

11'9" x 12'1" (3.59m x 3.69)

With a bay window to the front elevation.

Living/Dining Room

11'3" x 22'10" (3.44m x 6.98m)

A spacious room that provides ample space to be used as a living and dining room. To the rear elevation of the there is a window and a sliding patio door which provides access to the and a view over the garden.

Office/Bedroom 4

7'8" x 21'3" (2.34m x 6.5m)

A further ground floor reception room that could have a variety of uses such as office or playroom that has a window to the front elevation. The room has been used as a 4th Bedroom.

Kitchen

6'3" x 18'1" (1.92m x 5.52m)

The kitchen comprises of a range of base and eye level units with a complementary worktop over. There is space for a cooker. To the side elevation there is a window and to the rear

elevation there is a door giving access to the garden.

1st Floor Landing

The first floor landing gives access to the loft via a loft hatch. To the side elevation there is a frosted window. In addition there are doors that provide access through to all first floor accommodation.

Bedroom 1

11'5" x 13'0" (3.49m x 3.98m)

A double bedroom with a window to the rear elevation that provides a view over the garden.

Bedroom 2

10'5" x 12'2" (3.19m x 3.71m)

A double bedroom with a window to the front elevation.

Bedroom 3

7'2" x 7'7" (2.19m x 2.32m)

A single bedroom with a window to the front elevation.

Bathroom

6'2" x 5'8" (1.9m x 1.74m)

With a suite that comprises of a low level flush WC, wash hand basin and shower cubicle. The walls are fully tiled and to the rear elevation is a frosted window.

Rear Garden

To the rear of the property is a private and enclosed garden. The majority of the garden has

been laid with a slate style chipping. To the side of the home there is gated access to the front of the property. To the rear of the garden is a decked area.

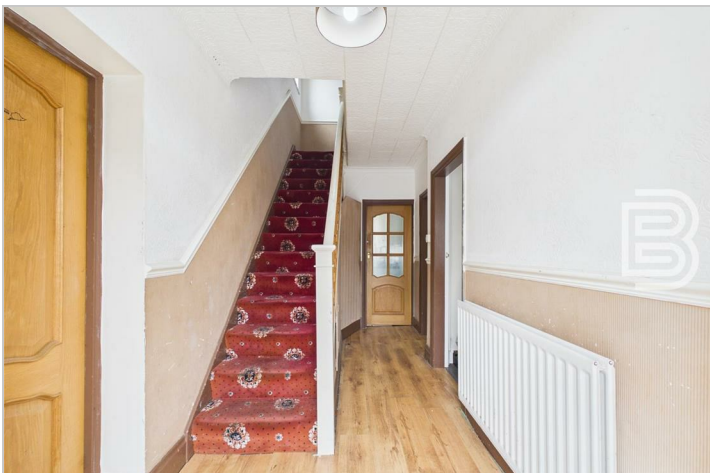
Front and Parking

To the front of the property there is a driveway which is laid to a slate style chipping. The driveway provides ample off-road parking for two vehicles. To the side of the home there is access to the garden.

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.



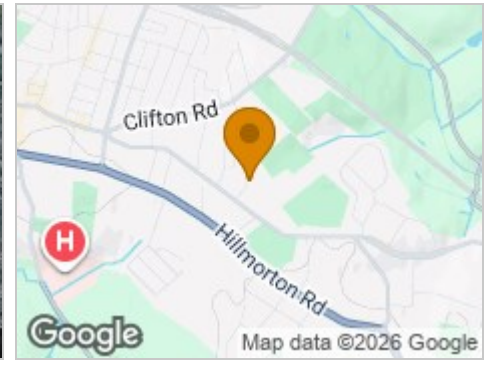
Road Map



Hybrid Map



Terrain Map



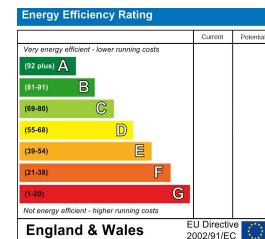
Floor Plan



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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