



Ellis Brooke



10 Overbecks Close

, Rugby, CV22 7DN

Guide price £165,000



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Entrance Hall

The property is accessed under a covered storm porch and through a composite front door. The entrance hall gives access to a useful under stairs storage cupboard, has stairs that rise to the first floor and doors which give access through to.

Open Plan Living/Dining/Kitchen

19'0" x 15'6" (5.8m x 4.73m)

The room is neatly defined into two separate areas of living and kitchen. The kitchen itself comprises a range of base and eye level units with a complementary worktop over. Within the kitchen there is a fitted electric oven with a four ring gas hob and extractor fan over. In addition there is space and plumbing for a washing machine, dishwasher and under counter fridge. To the rear elevation of the room there is a window and double opening doors which provide a view over and give access to the garden. To the front elevation there is an additional window.

W/C

6'4" x 2'5" (1.94m x 0.74m)

With a low level flush WC and wash hand basin. There is tiling to the splash back area and a wall mounted radiator.

First Floor Landing

With a window to the front elevation providing natural light. Access to the loft is available via a

loft hatch. There are doors which provide access through to the first floor accommodation.

Bedroom 1

15'8" x 15'7" (4.8m x 4.75m)

A spacious double bedroom that benefits from dual aspect windows to the front and rear elevations.

Bathroom

9'3" x 4'11" (2.83m x 1.51m)

With a suite that comprises a low-level flush WC, wash hand basin and paneled bath with shower over. Within the bathroom there is tiling to the splash back areas, a wall mounted radiator and to the rear elevation a frosted window.

Rear Garden

To the rear of the property there is an enclosed garden. The majority of the garden has been laid to a gravel stone and there is a paved pathway running from the back door to the rear of the garden, where there is gated access to the garage.

Garage

9'3" x 17'10" (2.82m x 5.46m)

The property benefits from a single garage, which has a manual up and over door to the front elevation and light and power connected.

Parking

Parking is available within the garage. Further on street parking is available on a first come first serve served basis.

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



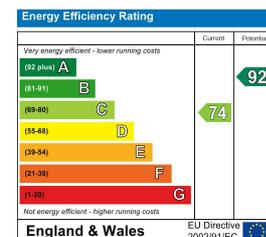
Floor Plan



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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