



Ellis Brooke



77 Gilbert Avenue

, Rugby, CV22 7BZ

Guide price £245,000



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Entrance Hall

4'0" x 7'2" (1.22m x 2.20)

With a uPVC frosted door and window to the front elevation. The entrance hall provides access to a useful storage cupboard, which provides ample space for cloaks and shoe storage. A door provides access to the Living Room.

Living Room

18'8" x 11'4" (5.71m x 3.46m)

A spacious living/dining room that benefits from a window to the front elevation. Within the room there is a feature electric fire, to the rear elevation there is a doorway which gives access to the inner hallway.

Inner Hallway

8'7" x 3'0" (2.62m x 0.93m)

With doors that provide access though to the remaining accommodation. In addition there is access to the loft available via the loft hatch, and there is access to a useful storage cupboard that houses the properties combination boiler.

Kitchen

9'5" x 8'11" (2.89m x 2.74m)

With a range of base and eye-level units with a complementary worktop over. 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 tall fridge freezer. Within the kitchen, there is

tiling to all splash back areas and to the rear elevation there is a window and door, which give access to the garden.

Bedroom 1

12'10" x 11'4" (3.93m x 3.46m)

A generously sized double bedroom that benefits from a window to the rear elevation providing a view over the garden.

Bedroom 2

8'11" x 8'11" (2.74m x 2.72m)

A double bedroom that benefits from a fitted storage cupboard and window to the side elevation.

Wetroom

6'2" x 5'7" (1.9m x 1.71m)

With a suite that comprises of a low-level flush WC, wash hand basin and electric shower. The walls within the wet room are fully tiled and to the side elevation there is a frosted window.

Garden

This private rear garden is enclosed by fencing to all elevations. To the immediate rear of the home there is a paved patio, which provides ample space for alfresco dining. A pathway runs along the garden to a useful storage shed and the pedestrian door for the single garage. In the main this garden has been laid to lawn with some mature shrubs dispersed throughout. To the rear elevation of the garden is a summer house. A pedestrian gate gives access to the driveway.

Front Garden and Parking

To the front elevation there is a stepped entrance giving access to the front door, in addition an area has been laid to lawn with a walled boundary. To the front and side of the home is a paved driveway providing ample parking for several vehicles and access to the detached single garage.

Single Garage

With an electric door to the front elevation and pedestrian door to the side elevation. With light and power connected.



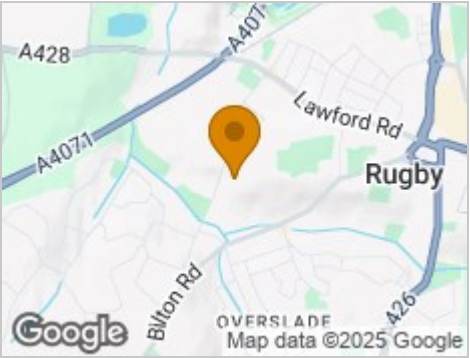
Road Map



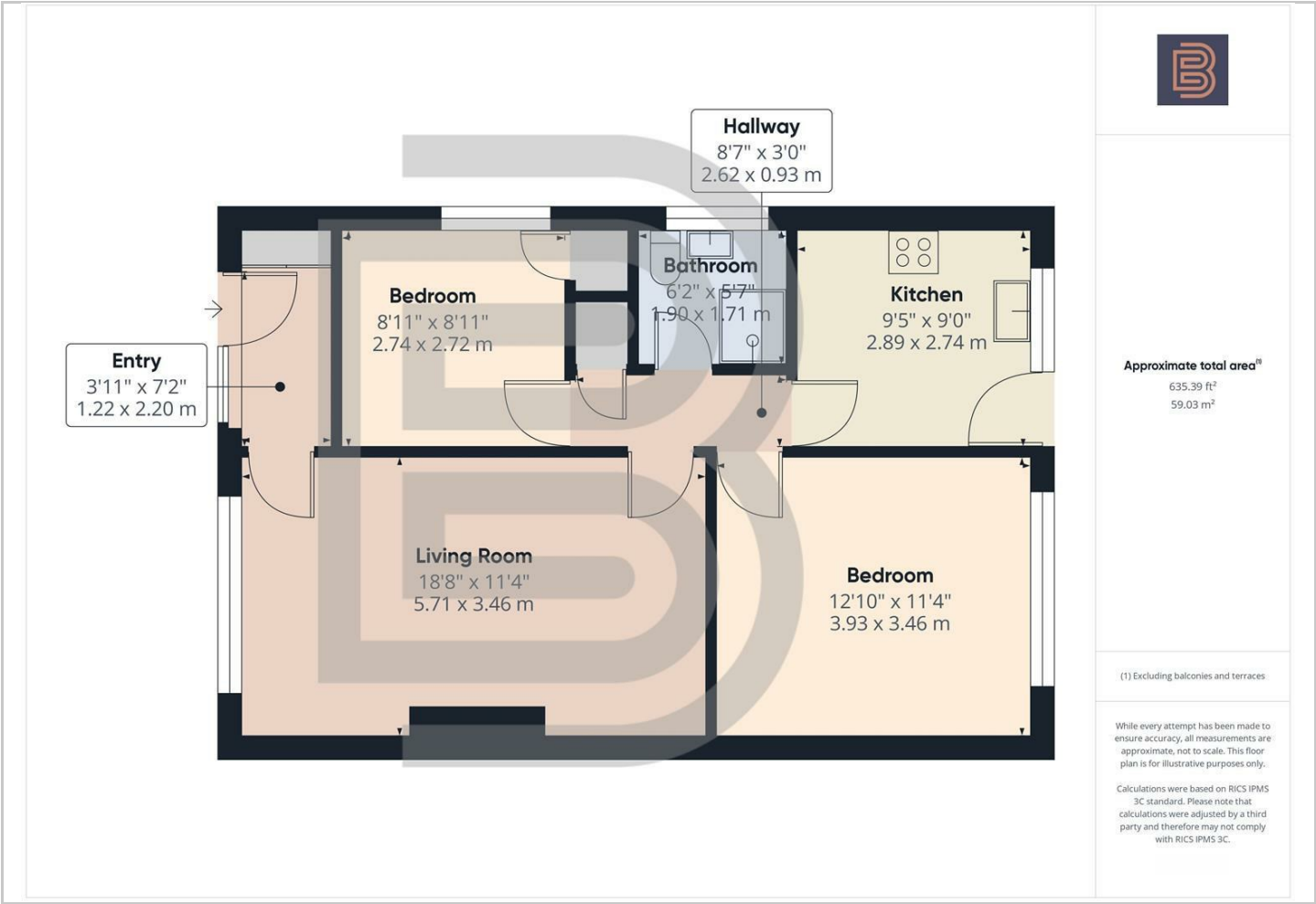
Hybrid Map



Terrain Map



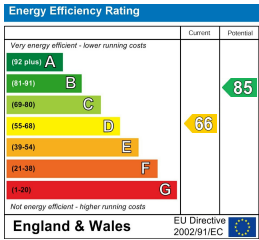
Floor Plan



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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