



Ellis Brooke



3 Great Borne

, Rugby, CV21 1SD

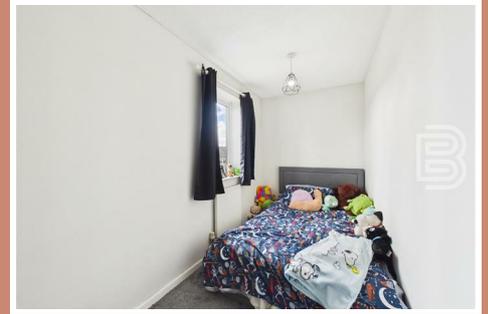
Guide price £179,950



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Entrance Hall

3'8" x 8'6" (1.14m x 2.61m)

The property is accessed under a covered storm porch and through a composite front door. The entrance hall has doors that provide access through to all ground floor accommodation.

Living Room

11'11" x 15'6" (3.65m x 4.73m)

The living room benefits from sliding patio doors to the rear elevation that provide a view over and give access to the garden. There are stairs that rise to the first floor.

Kitchen

8'0" x 8'5" (2.44m x 2.59m)

The kitchen comprises a range of base and eye level units with a complementary worktop over. There is a fitted electric oven with a four ring electric hob and extractor fan over. In addition there is space and plumbing for a washing machine and fridge freezer. To the front elevation there is a window.

1st Floor Landing

The first floor landing gives access to the loft via a loft hatch. Further to this there are doors which provide access through to all first floor accommodation.

Bedroom 1

11'11" x 12'0" (3.65m x 3.67m)

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

Bedroom 2

5'6" x 11'11" (1.7m x 3.65m)

A small double/large single bedroom with a window to the side elevation.

Bathroom

6'1" x 7'8" (1.87m x 2.35m)

With a suite that comprises a back to wall WC, wash hand basin and paneled bath with electric shower over. Within the bathroom there is tiling to all splash back areas and to the front elevation there is a frosted window. The bathroom gives access to the properties airing cupboard.

Rear Garden

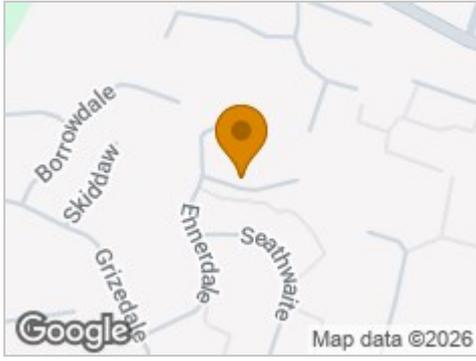
To the rear of the home is a private and enclosed garden. To the immediate rear of the property is a patio which provides ample space for seating and alfresco dining. There is a gate which gives access to the driveway. From the patio there are steps which lead to the remainder of the garden, which in the main has been laid to lawn.

Front Garden and Driveway

The property benefits from a paved driveway that provides ample off-road parking for two vehicles. From the driveway there is a gate which gives access to the rear garden. There is an additional area of lawn to the front property with a tree. A paved pathway runs from the driveway to the front door.



Road Map



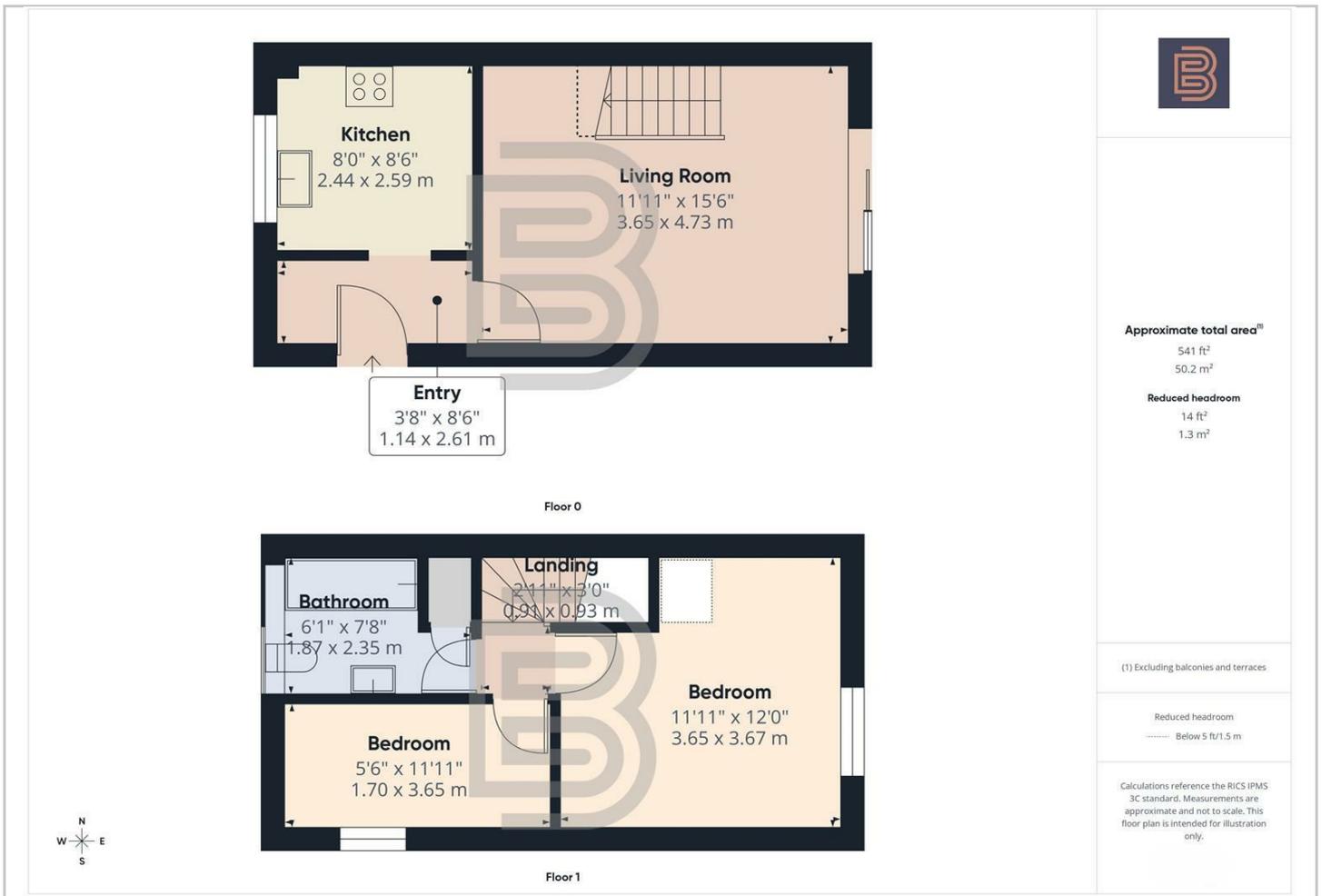
Hybrid Map



Terrain Map



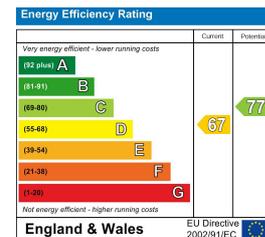
Floor Plan



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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36 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk