



Ellis Brooke



24 Boughton Road

, Rugby, CV21 1BJ

Guide price £180,000



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Entrance Hall

The property is access under a covered storm porch and through a UPVC front door. The entrance hall has stairs that rise to the first floor and a door that gives access through to.

Living/Dining Room

22'2" x 10'2" (6.76m x 3.1m)

A well proportion room that benefits from a window to the rear elevation, providing a view over the garden. In addition to the rear elevation of the room there is a doorway which gives access through to the kitchen. To the front elevation of the room there is an arched opening to the living room.

The living room benefits from a bay style window to the front elevation that provides a natural light.

Kitchen

15'7" x 8'8" (4.75m x 2.65m)

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 and four ring electric hob with extractor fan over. To the side elevation there is a window and door which provides a view over and gives access to the garden. The kitchen also gives access to a useful under stairs storage cupboard. To the rear elevation of the room is a door which gives access through to.

W/C

2'9" x 8'7" (0.84m x 2.62m)

With two windows to the rear elevation and a low-level flush WC.

1st Floor Landing

The first floor landing has doors that give access through to all first floor accommodation. In addition access to the loft can be obtained via the loft hatch.

Bedroom 1

10'0" x 12'2" (3.05m x 3.73m)

A good sized double bedroom that benefits from two windows to the front elevation. This bedroom further benefits from a suite of fitted wardrobes.

Bedroom 2

11'7" x 8'9" (3.54m x 2.68m)

A small double bedroom that benefits from a window to the rear elevation.

Bedroom 3

9'3" x 8'7" (2.84m x 2.63m)

A small double/large single bedroom with a window to the rear elevation. Within the bedroom there is a cupboard which houses the hot water cylinder.

Bathroom

5'10" x 5'10" (1.78m x 1.79m)

With a suite that comprises a low-level flush WC, wash hand basin with vanity unit under and

shower cubicle with electric shower. Within the bathroom the walls are fully tiled and to the side elevation there is a frosted window.

Rear Garden

To the rear of the home is a private and enclosed garden. Enclosed by a combination of fencing and walls. The majority of the garden has been laid as a patio and provides ample space for outdoor seating and alfresco dining. To the rear elevation there is gated access to the lane behind.

Garage

20'9" x 8'7" (6.35m x 2.62m)

To the rear of the property is a single garage which can be accessed from either Seymour Road or Howkins Road. The garage itself has double opening doors to the front elevation and a further pedestrian door found the side elevation.

Parking

In addition to the ability to park a vehicle in the

garage, on street parking is available on a first come first serve served basis

Front

To the front of the property is a small yard area which has wall boundaries. From the public highway there is a gate which gives access to the front garden. From here there is a paved pathway giving access to the front door.

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.



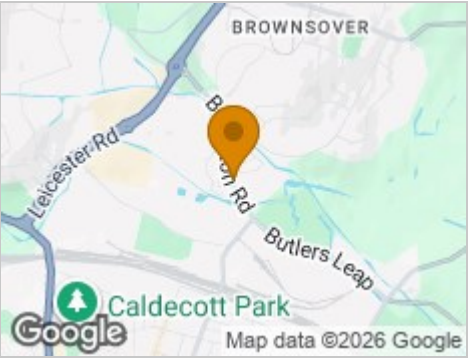
Road Map



Hybrid Map



Terrain Map



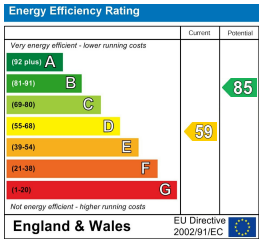
Floor Plan



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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