



# Ellis Brooke



## 20 Allesley Road

Newbold, Rugby, CV21 1DT

**Guide price £140,000**



# 20 Allesley Road

Newbold, Rugby, CV21 1DT

Guide price £140,000



## Entrance

Double glazed front door leading into entrance area. Further double glazed door through to stairwell. Two brick built outhouse style storage units (one of which has a window to the front aspect). Wooden door leading to rear garden.

## Storage Rooms

Two brick built storage spaces. One having a light and a window plus work surfaces.

## Stairwell

Stairs leading to the main accommodation. Two windows to the side aspect. Small amount of under-stairs storage. Radiator.

## Landing

Door into main hallway.

## Hallway

Doors off to all rooms. Storage cupboard. Loft access hatch. Radiator.

## Lounge

Double glazed windows to the front aspect. Double glazed door out onto front balcony. Radiator. Electric fire with surround. Built in cupboards.

## Kitchen

Double glazed window to the rear aspect. Radiator. Full range of newly fitted base and eye level units with stylish work surfaces. Tiling to splashbacks. Stainless steel sink/drainers with mixer tap. Cupboard housing combination boiler.

Cooker. Space for under counter fridge and freezer. Extractor. Space and plumbing for washing machine.

## Bedroom One

Double glazed window to the rear aspect. Radiator.

## Bedroom Two

Double glazed window to the front aspect. Radiator.

## Bathroom

Double glazed window to the rear aspect. Heated towel rail. Panelled bath with shower over. Pedestal wash hand basin. Low flush WC. Extractor. Fully tiled walls.

## Driveway

Off road parking for 2 cars in front of the property.

## Rear Garden

Initial lawned section with timber fencing to both sides and central pathway. End part of the garden forms an 'L Shape' with several trees and shrubs with some timber fencing. Patio area.

## Leasehold Notes

The current lease length is 84 years.

The annual Ground Rent is £10

The annual Service Charge is approx. £625

The Freeholder is Rugby Borough Council

## Money Laundering Regulations

Tel: 01788 221242

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.



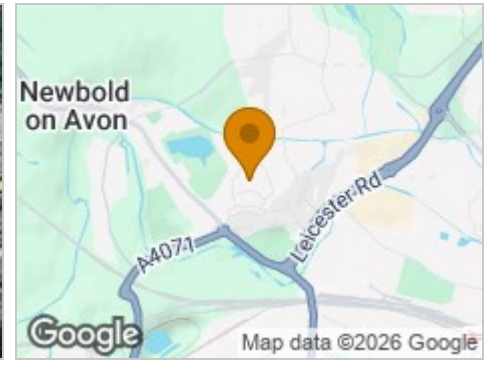
## Road Map



## Hybrid Map



## Terrain Map



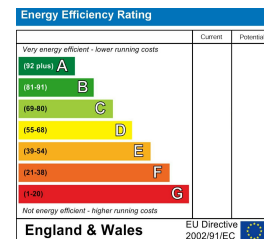
## Floor Plan



## 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.



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