



Ellis Brooke



6 Boswell Road

Shakespeare Gardens, Rugby, CV22 6JD

**Guide price £300,000**



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## Hallway

Double glazed door and bay window to the front aspect. Wood effect flooring. Stairs to first floor. Radiator. Internal window to Lounge. Doors off to Guest WC, Kitchen & Lounge. Coving. Dado rail.

## Guest WC

Double glazed window to the front aspect. Low flush WC. Wood effect flooring. Wash hand basin set into vanity unit. Tiling to splashbacks.

## Lounge

Opens through to Dining area. Double glazed sliding patio doors to the garden. Radiator. Fireplace area. Coving.

## Dining Room

Internal decorative window to the Kitchen. Wood effect flooring. Sliding patio doors to Conservatory. Coving. Radiator.

## Conservatory

Traditional dwarf wall and uPVC construction. Wood effect flooring. French Doors to patio and garden.

## Kitchen

Double glazed door and window to the side aspect (driveway). Two under-stairs cupboards (one has space for an appliance such as fridge and a window). Range of base and eye level units with work surfaces over, tiling to splashbacks and under cabinet lighting. Stainless steel sink drainer with mixer tap. Space for

cooker. Space for under counter fridge or freezer. Space and plumbing for washing machine plus slimline dishwasher. Tiled floor.

## Landing

Double glazed window to the front aspect. Doors off to all 3 bedrooms plus bathroom. Loft access hatch. Coving. Dado rail.

## Bedroom One

Double glazed window to the front aspect. Radiator. Fitted wardrobes with sliding doors. Coving.

## Bedroom Two

Double glazed window to the rear. Radiator. Coving.

## Bedroom Three

Double glazed window to the rear. Radiator. Built in cupboard. Coving.

## Bathroom

Double glazed window to the side aspect. Airing cupboard. Panelled bath. Low flush WC. Pedestal wash hand basin. Tiling to splashbacks. Radiator. Airing cupboard.

## Front Garden

Lawned frontage with low level pillar and chain link fence. Borders.

## Driveway

Block paved driveway for 3/4 cars leading onto concrete secondary driveway space with gate into rear garden and garage access.

## Garage

Wooden doors to the front. Windows to the side.

## Rear Garden

Enclosed by a mixture of wooden fencing and wire fencing with hedges/shrubs. Initial tiered patio leads to lawned area with curved borders and features. Greenhouse with slab hard-standing.

## Money Laundering Regulations

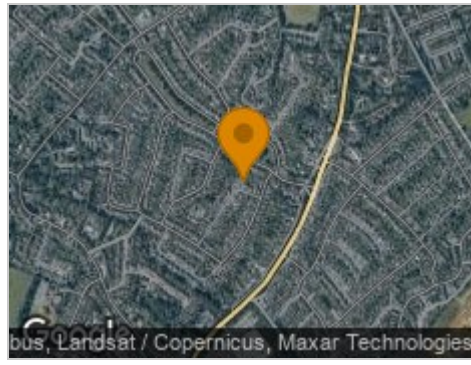
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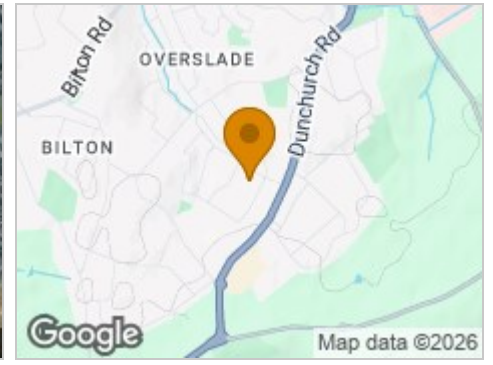
## Road Map



## Hybrid Map



## Terrain Map



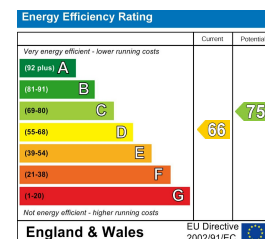
## Floor Plan



## 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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