



# Ellis Brooke



29 Rydal Close  
Brownsover, Rugby, CV21 1JP

Offers in excess of £235,000



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## Entrance/Porch

Quality replacement double glazed front door. Double glazed window. Internal window to Lounge/Diner and internal door. Tiled floor.

## Lounge/Diner

Double glazed bay window to the front aspect. Stairs to first floor. Under-stairs cupboard. Wood effect flooring. Two radiators. Fireplace area. Double glazed window into Conservatory. Opens through into kitchen. Coving.

## Kitchen

Double glazed window into the car port. Double glazed door into Conservatory. Range of base and eye level units with work surfaces over. Under cabinet lighting. Space for cooker with extractor over. Space for fridge. Space and plumbing for slimline dishwasher. Space and plumbing for washing machine. Tiled floor. Ceramic sink/drainer with directional mixer tap.

## Lean-To Conservatory

Traditional dwarf wall and uPVC construction. Double glazed door to the side. Radiator. Tiled flooring.

## Landing

Doors off to all 3 bedrooms and bathroom. Loft access hatch. Over-stairs cupboard. Double glazed window to the side aspect.

## Bedroom One

Double glazed window to the front aspect. Radiator. Coving.

## Bedroom Two

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

## Bedroom Three

Double glazed window to the front aspect. Radiator. Coving.

## Bathroom

Two double glazed windows. Radiator. Panelled bath with shower over. Fully tiled walls. Wash hand basin with vanity unit. Low flush WC. Shaver point.

## Driveway & Frontage

Part block paved and part laid with stones. Provides parking for at least 3 vehicles and leads to the car port. Front border consisting of hedging.

## Car Port

Wooden doors to the front and opens through the rear garden and in turn leads to the outhouse storage area. Power and light provided.

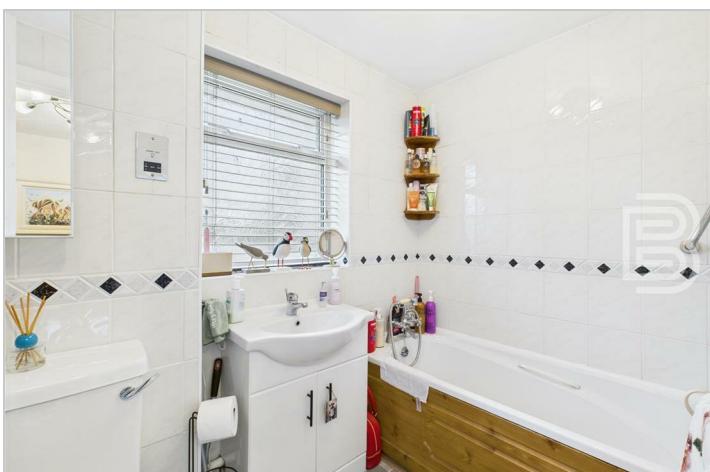
## Rear Garden

Enclosed primarily by timber fencing. Opens into car port with a door into the outhouse. Part slabbed with raised decking via steps and small artificial grass area. Stone borders.

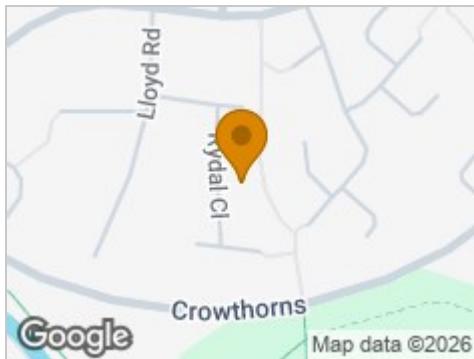
## Money Laundering Regulations

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



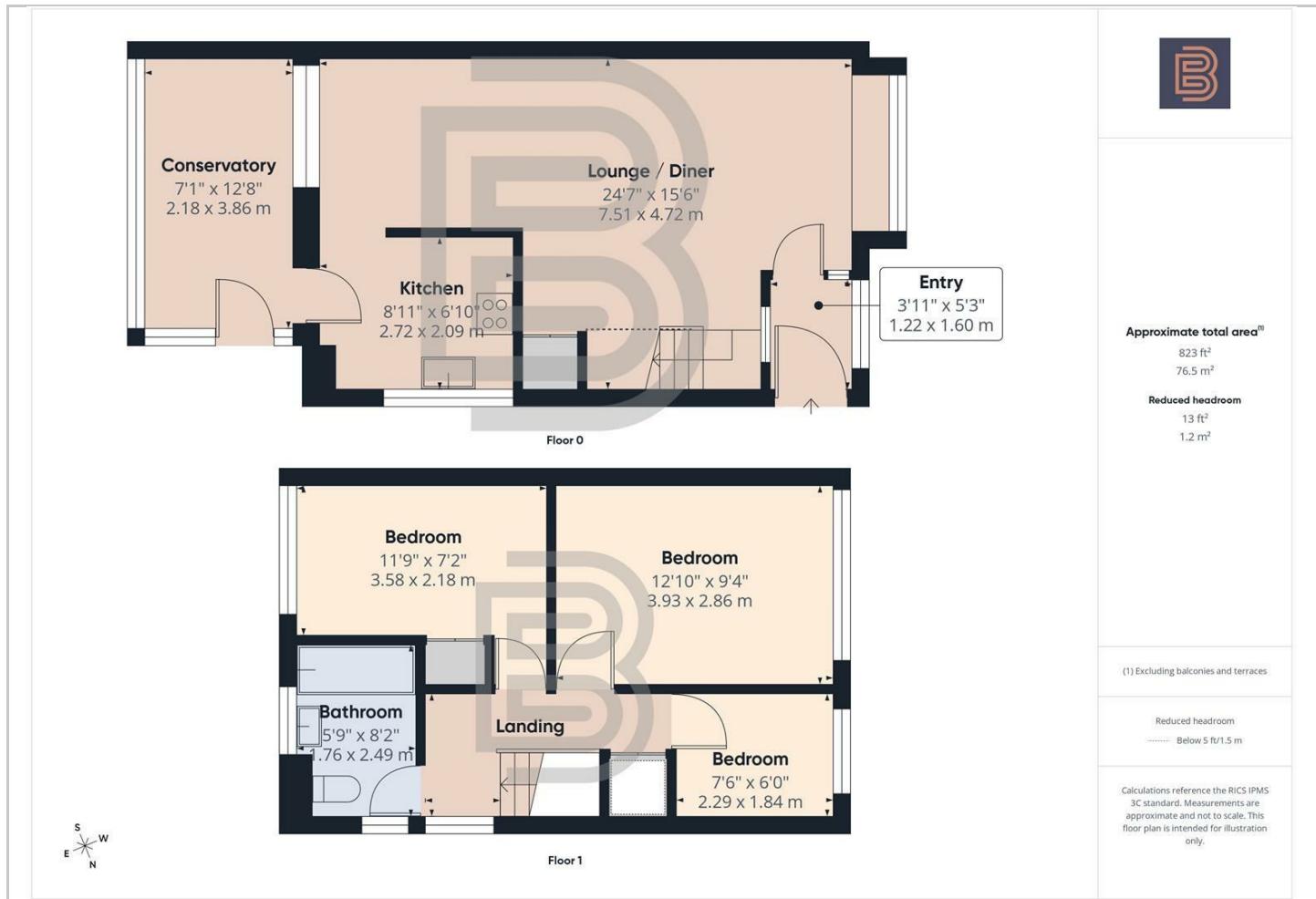
## Hybrid Map



## Terrain Map



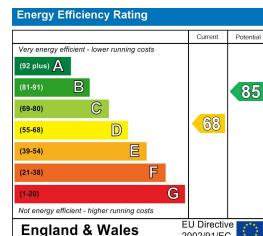
## Floor Plan



## 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



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 firms 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