



Ellis Brooke



39 Craven Road

Town Centre, Rugby, CV21 3JY

Guide price £210,000



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Entrance Hall

The property is accessed under a covered storm porch and through a uPVC door. The entrance hall has stairs that rise to the first floor and doors which give access through to.

Living Room

9'10" x 14'3" (3.02m x 4.35m)

A well proportioned room that benefits from a bay window to the front elevation that provides natural light.

Dining Room

9'0" x 12'9" (2.76m x 3.89m)

The dining room benefits from a window to the rear elevation which provides a view over the garden. The room further benefits from fitted storage cupboard and a gas fire. There is a door which gives access through to.

Kitchen

7'10" x 11'10" (2.41m x 3.63m)

The kitchen comprises a range of base and eye level units with a complementary worktop over. There is space and plumbing for an oven, washing machine and tall fridge freezer. The kitchen provides access to a useful under stairs storage cupboard. To the side elevation there is a window and to the rear elevation a door giving access through to.

Rear Lobby

With a uPVC door to the side elevation providing access to the garden. To the rear elevation there is a door giving access through to.

Ground Floor Bathroom

6'10" x 8'11" (2.10m x 2.74m)

With a suite that comprises a low-level flush WC, wash hand basin with vanity unit under and large shower. To the rear elevation there is a frosted window and there is a wall mounted radiator.

1st Floor Landing

The first floor landing gives access to a useful storage cupboard, which intern provides access to the loft via a loft hatch. From the landing there are doors which give access through to all first floor accommodation.

Bedroom 1

13'3" x 11'9" (4.04m x 3.59m)

A spacious double bedroom that benefits from a window to the front elevation.

Bedroom 2

7'11" x 12'10" (2.43m x 3.92m)

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

Bedroom 3

7'10" x 8'7" (2.41m x 2.62m)

A good sized single bedroom that benefits from a window to the rear elevation.

W/C

4'8" x 2'10" (1.44m x 0.88m)

With a low-level flush WC and wash hand basin. The walls and floor are fully tiled and to the side elevation there is a frosted window.

Rear Garden

To the rear of the home there is a private and enclosed garden. Enclosed by a combination of walls and fencing. The garden has in the main been laid with paving slabs and offers ample space for outdoor seating and dining.

Front

A courtyard area which has low-level wall boundaries and is accessed from the public highway via a gate. A paved pathway gives access to the front door.

On Street Parking

On street parking is available on a first come first serve served basis via a council run resident permit scheme.

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



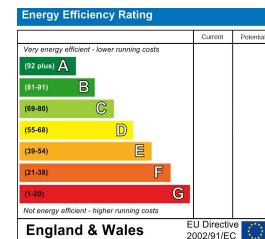
Floor Plan



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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