



# Ellis Brooke



## 34 Chapel Street

Long Lawford, Rugby, CV23 9BH

**Guide price £290,000**





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## Hallway

Double glazed front door with curved double glazed panels around. Wood effect flooring. Stairs to first floor. Door to Kitchen. Door to Lounge/Diner. Radiator.

## Lounge/Diner

Double glazed window to the front and double glazed door & windows to the sun room. Door to Kitchen. Two radiators. Wood effect flooring. Wood burner inset into chimney breast with tiled hearth.

## Kitchen

Double glazed door and window into Sun Room. Radiator. Wood effect flooring. Under-stairs cupboard. Stainless steel sink/drain. Range of base and eye level units with work surfaces over. Wall mounted Worcester combination boiler. Space for fridge/freezer. Space and plumbing for slimline dishwasher. Integrated double oven plus gas hob and extractor.

## Sun Room / Utility

Double glazed doors to the side. Double glazed windows across the rear. Radiator. Space and plumbing for a washing machine with some storage and work surface around. Plumbing is in place for a WC and sink which were formerly in this space.

## Landing

Doors off to three bedrooms. Loft access hatch. Door to bathroom. Inset spotlight.

## Bedroom One

Double glazed window to the front aspect. Radiator. Built in corner cupboard area (currently utilised as a work space)

## Bedroom Two

Double glazed window to the rear aspect. Radiator.

## Bedroom Three

Double glazed window to the front aspect. Radiator.

## Bathroom

Two double glazed windows. Radiator. Oval panelled bath. Low flush WC. Pedestal wash hand basin. Fitted bathroom storage. Fully tiled. Extractor.

## Driveway

Driveway area for one car. Steps to front door.

## Front Garden

Gated side access into rear garden. Raised planters to two sides with stones, flowers, plants and small trees.

## Rear Garden

Initial concrete side return with gate leading to frontage. Mainly laid to lawn with stone and soil border around plus pathway along one side. Main shed with hard-standing. Circular paved seating area with small pond and plants.

### Workshop

Timber workshop with several windows. Power and light connected. Double doors into secondary structure which was formerly a large garage.

### Garage

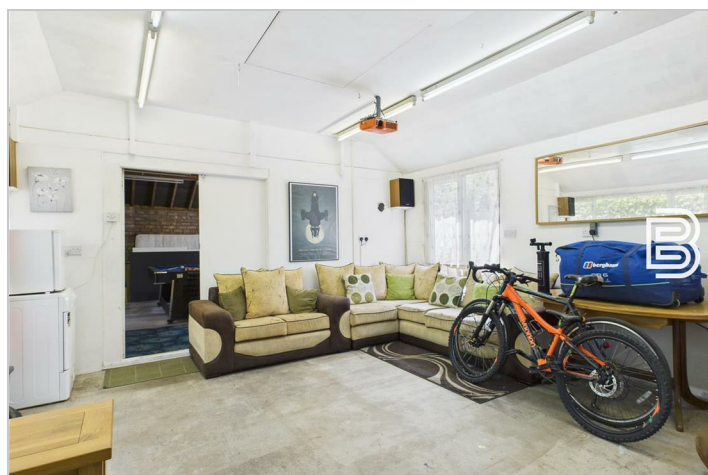
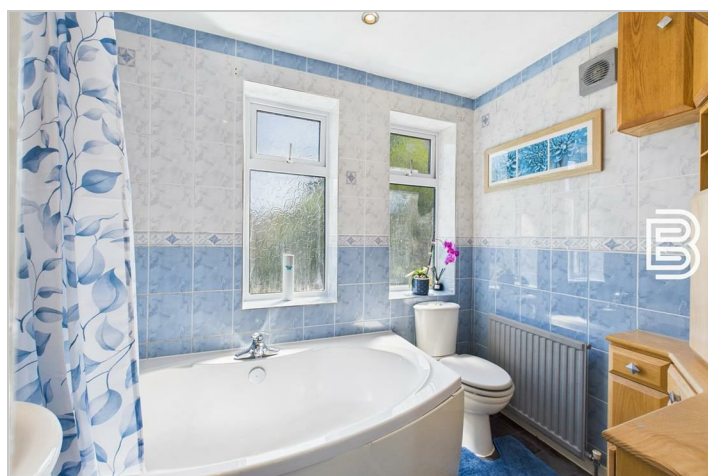
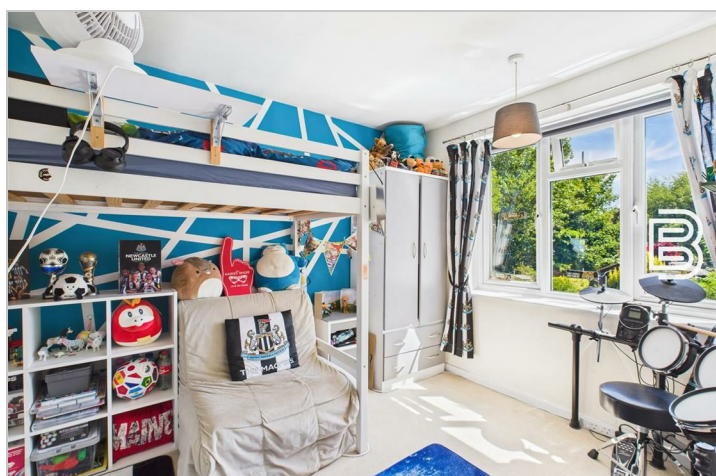
Double wooden doors onto the end of the access lane. Light and power connected. Door to the side aspect.

The garage is accessed via the shared lane adjacent to the neighbouring property. The access lane could be considered a little on the narrow side in parts for a modern/large car however for motorcycles and/or a classic car (or project) then we feel the width of access is sufficient and the garage area itself is large.

### 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



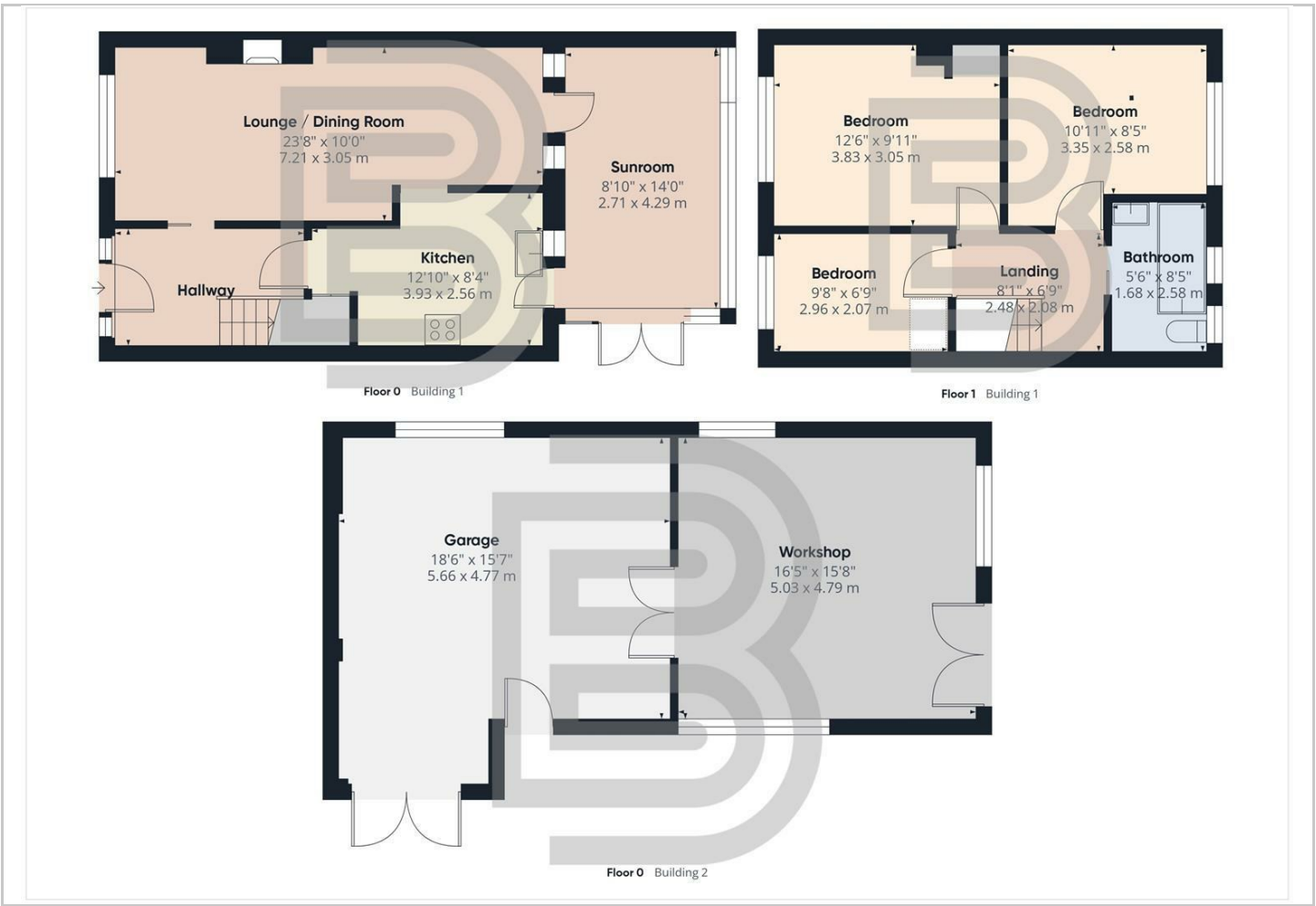
Hybrid Map



Terrain Map



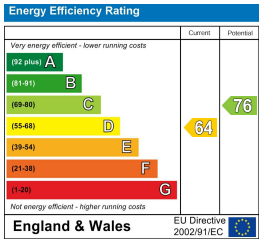
Floor Plan



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.



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