



Ellis Brooke



## 30 Sycamore Grove

, Rugby, CV21 2QY

**Guide price £235,000**



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## Entrance Hall

Accessed under a covered storm porch and through a wooden front door. The entrance hall benefit from Minton style tiling laid to the floor. In addition there are stairs that rise to the first floor landing and a door which gives access through to.

## Dining Room

12'4" x 9'10" (3.76m x 3m)

This room benefits from a fitted storage cupboard along and access to a further under stair storage cupboard. To the rear elevation of the roof there is a uPVC door which provides access to the garden and further internal door giving access through to the sitting room. To the front elevation there is an opening through to.

## Living Room

13'3" x 10'9" (4.06m x 3.29m)

Benefiting from a bay window with a uPVC sash windows to the front elevation. The room further benefits from a feature fireplace with cast-iron fire set within and a tiled hearth. To the rear elevation of this room there is an open opening to the dining room.

## Sitting Room

11'10" x 8'8" (3.63m x 2.66m)

Accessed from the dining room this further reception room benefits from a uPVC sash window to the side elevation and a feature fireplace with decorative fire set within. To the

rear elevation of the room there is an opening which gives access through to.

## Kitchen

7'3" x 8'11" (2.23m x 2.72m)

The kitchen comprises of a range of base and eye level units with a wooden worktop over. Within the kitchen there is space for an oven, fridge freezer and washing machine. To the side elevation of the room there is a door which gives access to the garden and to the rear elevation there is a door which provides access through to.

## Bathroom

5'0" x 9'4" (1.53m x 2.85m)

The bathroom comprises of a low-level flush WC, wash hand basin and paneled bath with electric shower over. Within the bathroom there are frosted windows to both the rear and side elevations, the walls are part tiled, the floor is fully tiled and there is a wall mounted heated towel rail.

## 1st Floor Landing

The first floor landing gives access to a useful storage cupboard. In addition access to the loft is gained via a loft hatch and there are doors through to all first floor accommodation.

## Bedroom 1

12'2" x 14'1" (3.73m x 4.31m)

A spacious double bedroom with a uPVC sash window to the front elevation.

### Bedroom 2

12'4" x 8'11" (3.78m x 2.72m)

The double bedroom with a uPVC sash window to the rear elevation.

### Bedroom 3

10'5" x 8'10" (3.2m x 2.7m)

A large single bedroom with a uPVC sash window to the rear elevation. Within the room there is a fitted cupboard which houses the properties boiler.

### Garden

This mature rear garden is in the main laid to lawn with a range of mature planting dispersed throughout. To the immediate rear and side of the property is a patio which provides space for alfresco dining. There is a pathway which runs the length of the garden and gives access to the garage.

### Garage

17'0" x 10'0" (5.19m x 3.05m)

Access to the properties garage is via a service

road accessed off Wood Street. To the front elevation there are double opening doors and to the side elevation a pedestrian door giving access to the garden.

### Parking

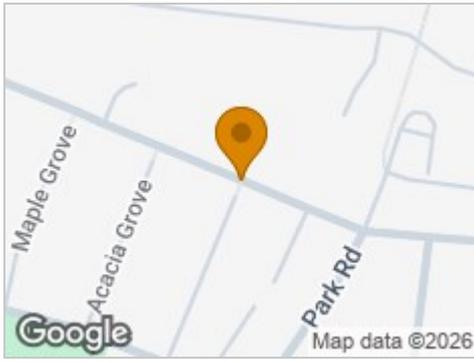
Further to the parking available within the garage on street parking is available to the front of the property via a council resident permit scheme.

### 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



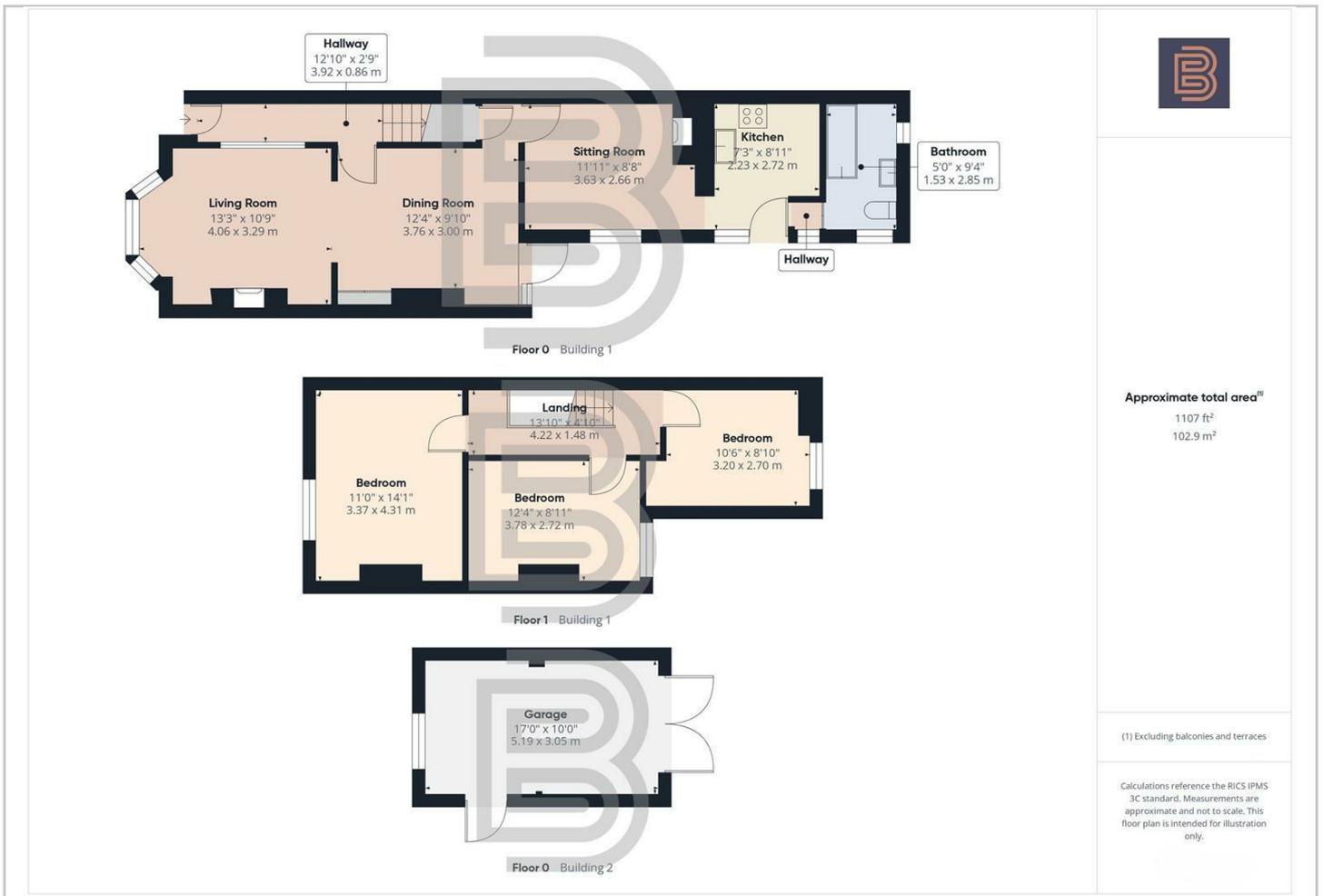
## Hybrid Map



## Terrain Map



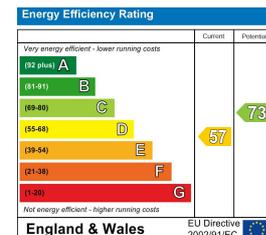
## Floor Plan



## 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



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.



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