



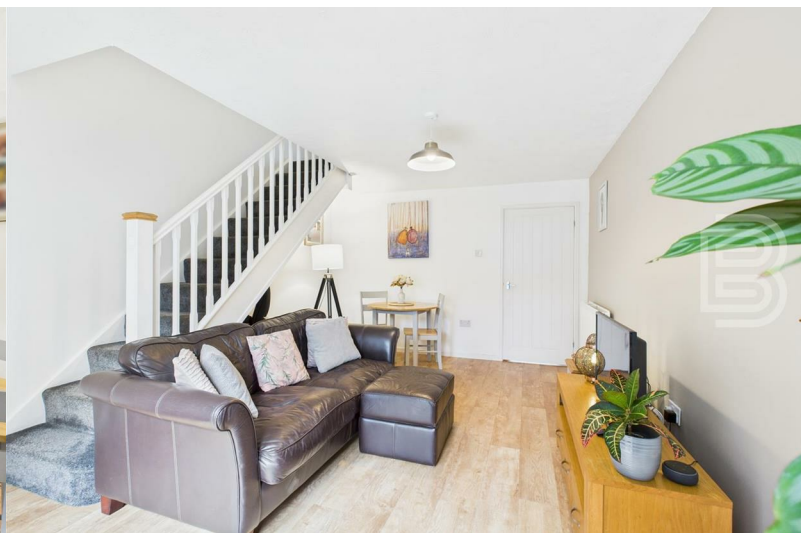
Ellis Brooke



11 Ilmer Close

Strawberry Fields, Rugby, CV21 1TY

Offers in excess of £220,000



11 Ilmer Close

Strawberry Fields, Rugby, CV21 1TY

Offers in excess of £220,000



Hallway

Composite part double glazed front door. Wood effect flooring. Doorway to Kitchen. Radiator. Door to Lounge/Diner.

Kitchen

Double glazed window to the front aspect. Range of base and eye level units with work surfaces over and tiling to splashbacks. Integrated cooker with gas hob and extractor. Stainless steel sink/drainage with mixer tap. Space for fridge/freezer. Space and plumbing for a washing machine. Wall mounted combination boiler.

Lounge/Diner

Double glazed French Doors to the rear garden. Two radiators. Wood effect flooring. Stairs to first floor.

Landing

Doors off to both bedrooms. Door to bathroom. Storage cupboard. Loft access hatch.

Bedroom One

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

Bedroom Two

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

Bathroom

Double glazed window to the rear aspect. Heated towel rail. Panelled bath with shower

over. Tiling to splashbacks. Low flush WC. Wash hand basin set into vanity unit. Extractor.

Driveway/Frontage

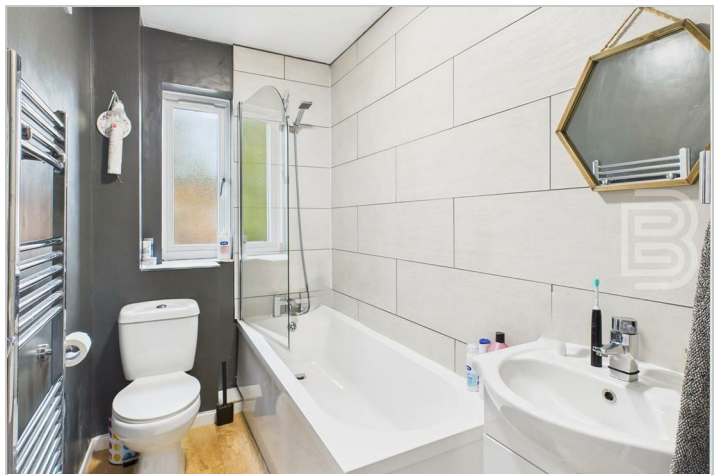
Side-by-side parking for two cars. Small low maintenance slate chipping area.

Garden

Enclosed by timber fencing. Initial full width patio. Majority laid to lawn with shed and hard-standing plus bark chippings at the end.

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



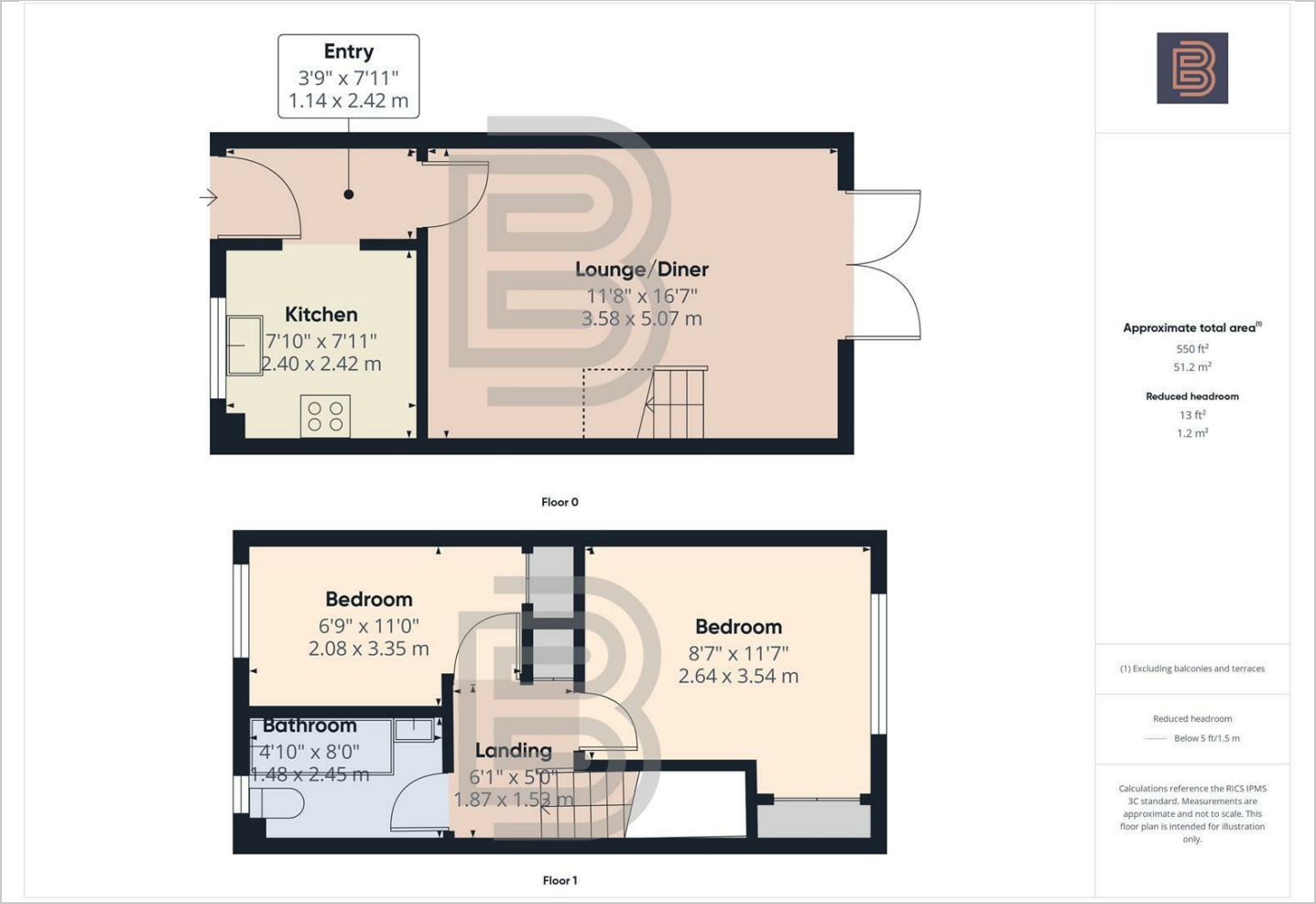
Hybrid Map



Terrain Map



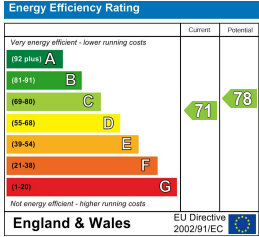
Floor Plan



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.



10 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk