



# Ellis Brooke



## 49 Ratliffe Road

, Rugby, CV22 6HB

**Guide price £365,000**



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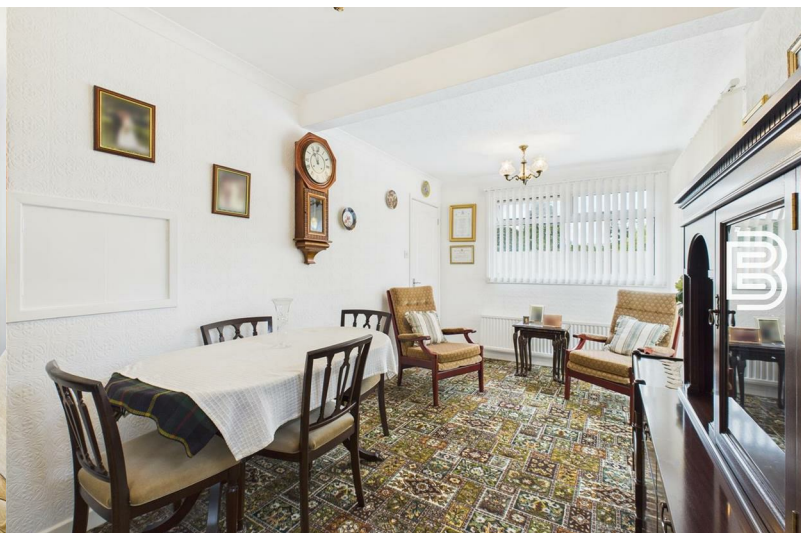
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## Hallway

Double glazed front door with double glazed side panel. Doors off to Lounge, Kitchen, Three Bedrooms, WC & Shower Room. Fitted coat/shoe storage cupboard. Radiator. Loft hatch. Coving.

## Lounge

Double glazed window onto garden. Two radiators. Double doors to Dining Room. Coving. Electric Fire with surround.

## Dining Room

Two double glazed windows plus French Doors to garden. Radiator. Door into rear lobby.

## Kitchen

Double glazed window. Radiator. Door into Rear Lobby. Range of base and eye level units with work surface over. Tiling to splashbacks. Stainless steel sink/drainers with mixer tap. Pull out breakfast bar section. Integrated double oven plus hob and extractor. Space for an under counter fridge.

## Rear Lobby

Door to the side area of the garden. Window. Work surface.

## Bedroom One

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

## Bedroom Two

Double glazed window to the front aspect. Radiator. Fitted wardrobes.

## Bedroom Three

Double glazed window. Radiator. Fitted bedroom furniture. Coving.

## Shower Room

Double glazed window. Airing cupboard housing Worcester combination boiler. Wash hand basin set into vanity unit. Tiling to splashbacks. Walk in shower area.

## WC

Metal window. Low flush WC. Fully tiled.

## Driveway

Printed concrete driveway for several vehicles. Gated access to the side. Driveway leads to garage. Enclosed by a mixture of wire fencing and timber fencing.

## Garage

Electric roller door. Power and light connected. Courtesy door into the rear garden. Provision for the back of the garage to be opened up for vehicular access all the way through into the rear garden (additional hard-standing provision)

## Rear Garden

Amazing garden with side block paved area, two slabbed patio/seating sections plus concrete hardstanding behind the garage. The central portion of the garden is laid to lawn with two rockery areas and mature sweeping borders across the rear boundary then low maintenance stone borders nearer to the bungalow itself (with

some small shrubs and plants). The rear garden is primarily enclosed by timber fencing with one section being low level metal wire fence.

#### Money Laundering Regulations

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Road Map



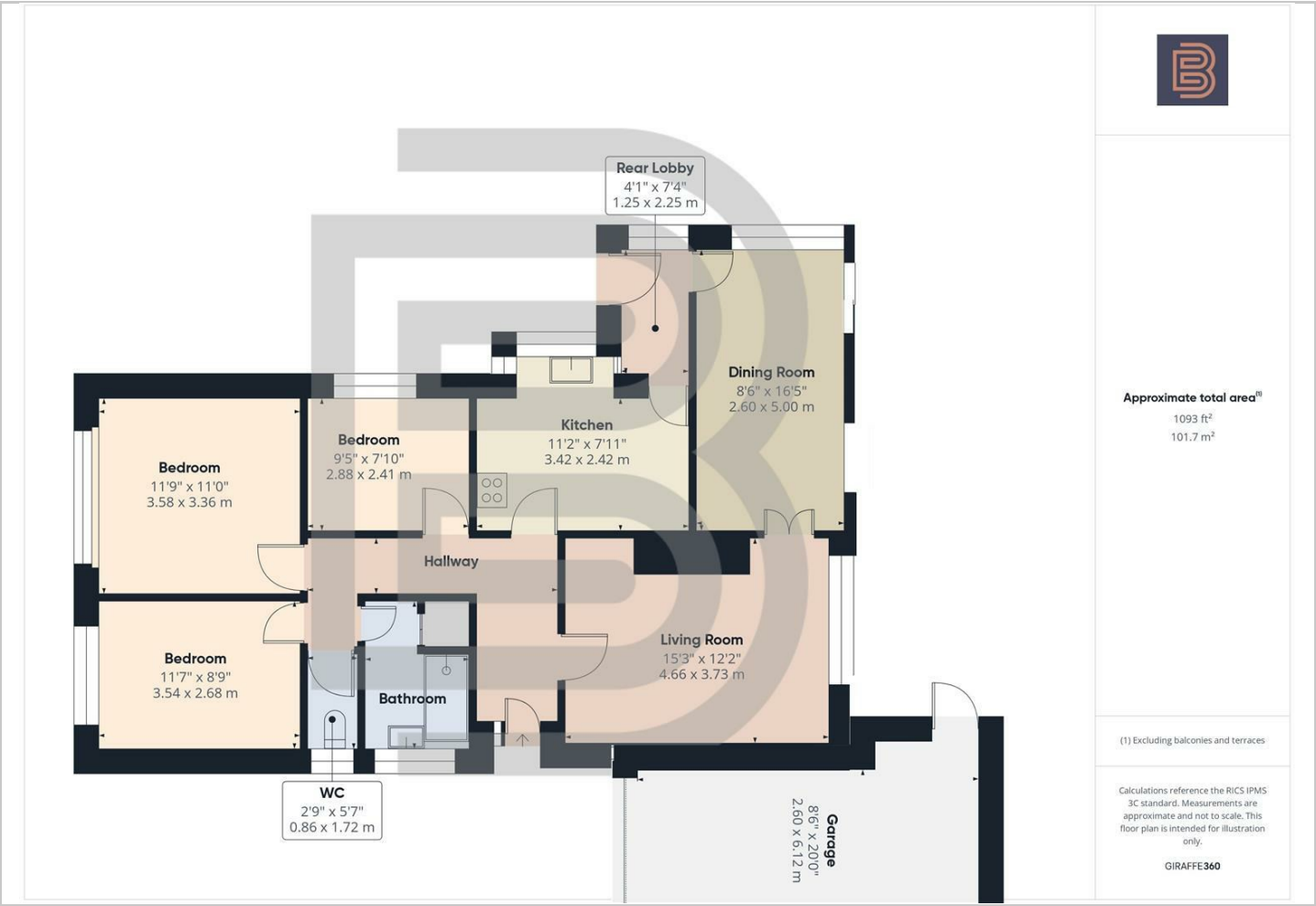
Hybrid Map



Terrain Map



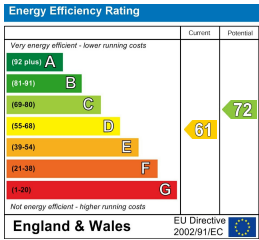
Floor Plan



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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