



Ellis Brooke



3 Great Borne

, Rugby, CV21 1SD

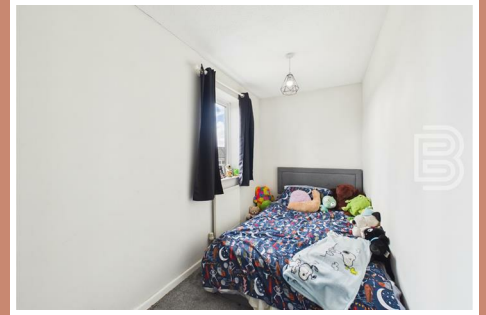
Guide price £179,950



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Entrance Hall

3'8" x 8'6" (1.14m x 2.61m)

The property is accessed under a covered storm porch and through a composite front door. The entrance hall has doors that provide access through to all ground floor accommodation.

Living Room

11'11" x 15'6" (3.65m x 4.73m)

The living room benefits from sliding patio doors to the rear elevation that provide a view over and give access to the garden. There are stairs that rise to the first floor.

Kitchen

8'0" x 8'5" (2.44m x 2.59m)

The kitchen comprises a range of base and eye level units with a complementary worktop over. There is a fitted electric oven with a four ring electric hob and extractor fan over. In addition there is space and plumbing for a washing machine and fridge freezer. To the front elevation there is a window.

1st Floor Landing

The first floor landing gives access to the loft via a loft hatch. Further to this there are doors which provide access through to all first floor accommodation.

Bedroom 1

11'11" x 12'0" (3.65m x 3.67m)

A spacious double bedroom with a window to the rear elevation that provides a view over the garden.

Bedroom 2

5'6" x 11'11" (1.7m x 3.65m)

A small double/large single bedroom with a window to the side elevation.

Bathroom

6'1" x 7'8" (1.87m x 2.35m)

With a suite that comprises a back to wall WC, wash hand basin and paneled bath with electric shower over. Within the bathroom there is tiling to all splash back areas and to the front elevation there is a frosted window. The bathroom gives access to the properties airing cupboard.

Rear Garden

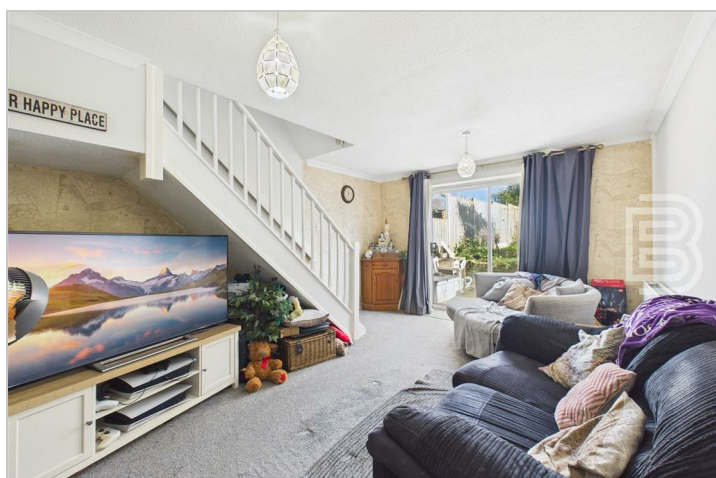
To the rear of the home is a private and enclosed garden. To the immediate rear of the property is a patio which provides ample space for seating and alfresco dining. There is a gate which gives access to the driveway. From the patio there are steps which lead to the remainder of the garden, which in the main has been laid to lawn.

Front Garden and Driveway

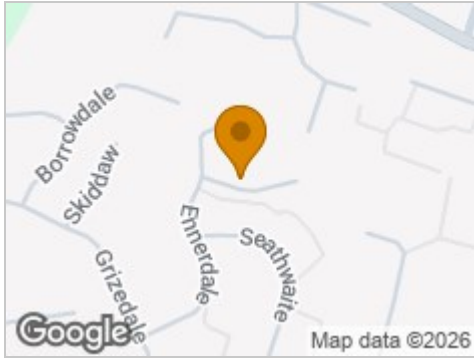
The property benefits from a paved driveway that provides ample off-road parking for two vehicles. From the driveway there is a gate which gives access to the rear garden. There is an additional area of lawn to the front property with a tree. A paved pathway runs from the driveway to the front door.

Money Laundering Regulations

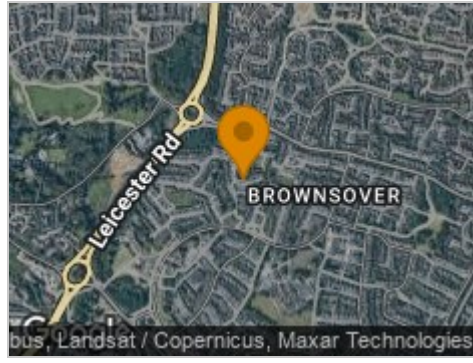
Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) 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



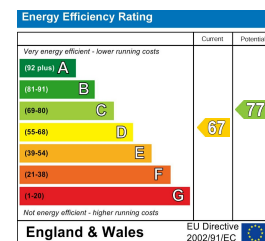
Floor Plan



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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