

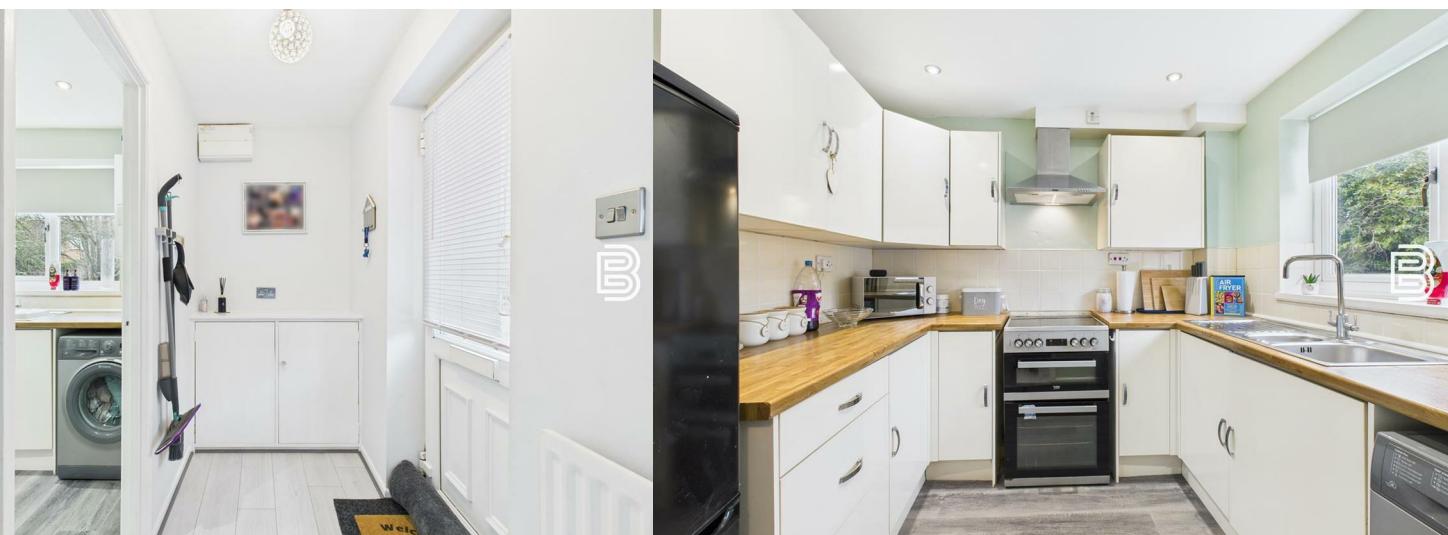


# Ellis Brooke



14 Liza Court  
, Rugby, CV21 1SB

**Guide price £179,950**



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, Rugby, CV21 1SB

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## Hallway

uPVC double glazed front door. Wood effect flooring. Meter cupboard. Door into Lounge/Diner. Doorway to Kitchen. Radiator.

## Kitchen

Double glazed window to the front aspect. Range of base and eye level units with work surfaces over and tiling to splashbacks. Stainless steel sink/drainer. Space for cooker with extractor over. Space for fridge/freezer. Space and plumbing for washing machine. Wall mounted Glow Worm boiler. Inset spotlights.

## Lounge/Diner

Double glazed door and window to the rear garden. Radiator. Stairs to first floor. Wood effect flooring.

## Landing

Doors off to both bedrooms. Door to bathroom.

## Bedroom One

Double glazed window to the rear aspect. Radiator.

## Bedroom Two

Double glazed window to the side aspect. Radiator.

## Bathroom

Double glazed window to the front aspect. Heated towel rail. Panelled bath with electric shower over. Tiling to splashbacks. Storage cupboard. Low flush WC. Pedestal wash hand basin. Inset spotlights.

## Front Garden

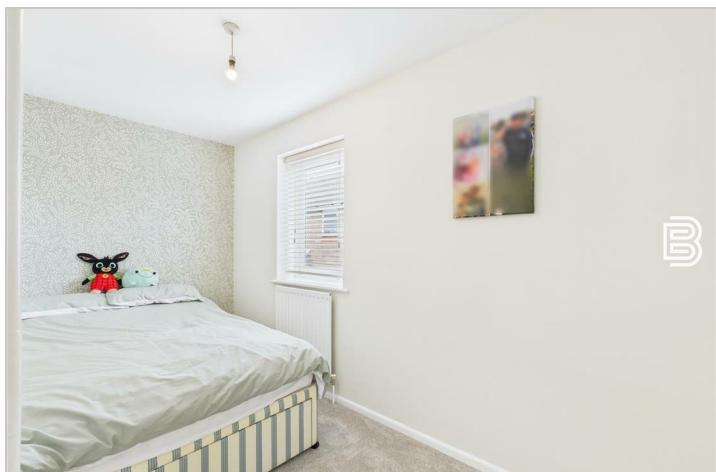
Lawned fore garden.

## Parking

Located to the side of the property (alongside garden fence line). Gate into rear garden.

## Rear Garden

Enclosed by timber fencing to three sides with gate onto parking area. Initial full-width patio with paved slabs leading to the base of the garden. Mainly laid to lawn with small shed hard-standing at the end.



## Road Map



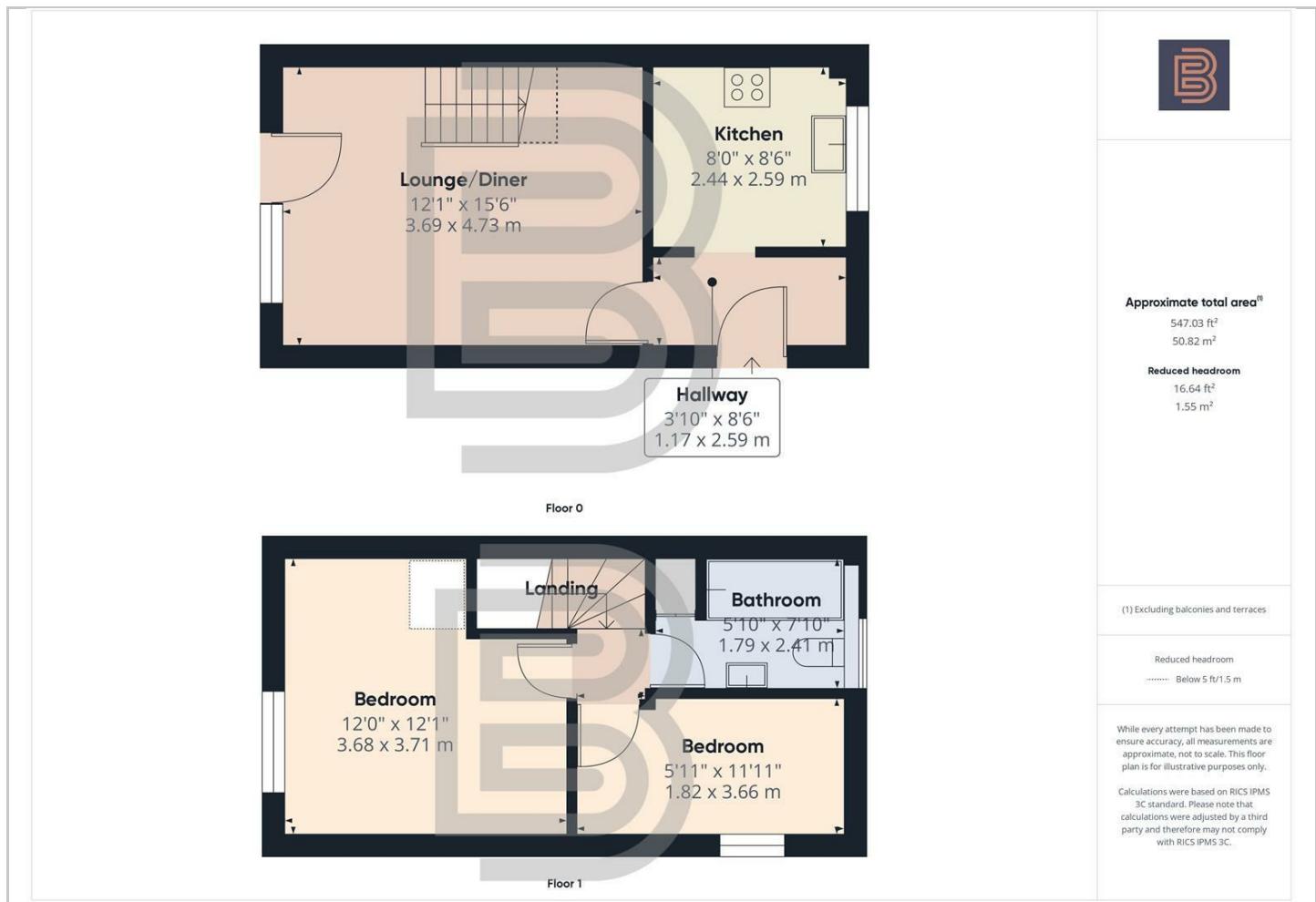
## Hybrid Map



## Terrain Map



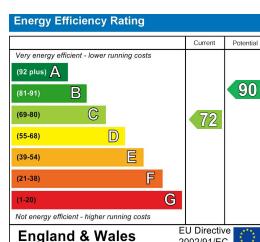
## Floor Plan



## 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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