



# Ellis Brooke



34 Southey Road  
, Rugby, CV22 6HF

**Guide price £229,950**



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## Porch

Double glazed door into porch. Wooden part glazed door into hallway. Tiled flooring.

## Hallway

Doors off to Lounge, Kitchen, Two Bedrooms & Shower Room with a storage cupboard and loft access hatch. Radiator. Wood effect flooring. Small meter box above door.

## Lounge

Double glazed bay window to the front aspect. Angled bay radiator. Gas fire with surround. Coving.

## Kitchen

Double glazed door and window to the side aspect (driveway). Door into Dining Room. Full range of base and eye level units with modern work surfaces over. Tiling to splashbacks. Composite sink/drainer with mixer tap. Wall mounted Vaillant combination boiler. Space for a cooker. Space and plumbing for washing machine. Space for under-counter fridge or freezer. Wood effect flooring.

## Dining Room

Double glazed window to the rear aspect. Radiator.

## Bedroom One

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

## Bedroom Two

Double glazed window to the rear aspect. Radiator.

## Shower Room

Double glazed window to the rear aspect. Fully tiled. Enclosed shower cubicle. Wash hand basin set into vanity unit. Low flush WC. Heated towel rail. Tiled flooring.

## Frontage

Tiered frontage with crazy paving, shrub borders and a low level brick wall.

## Driveway

Sloped block paved driveway with handrail. Leading to double wooden gates down the side of the property.

## Garage

Wooden double doors. Window to the side.

## Rear Garden

Set over two levels with one step separating. Initial block paved patio area with flower and shrub border. Second part of the garden is paved with storage space behind the garage. Further borders.

## 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



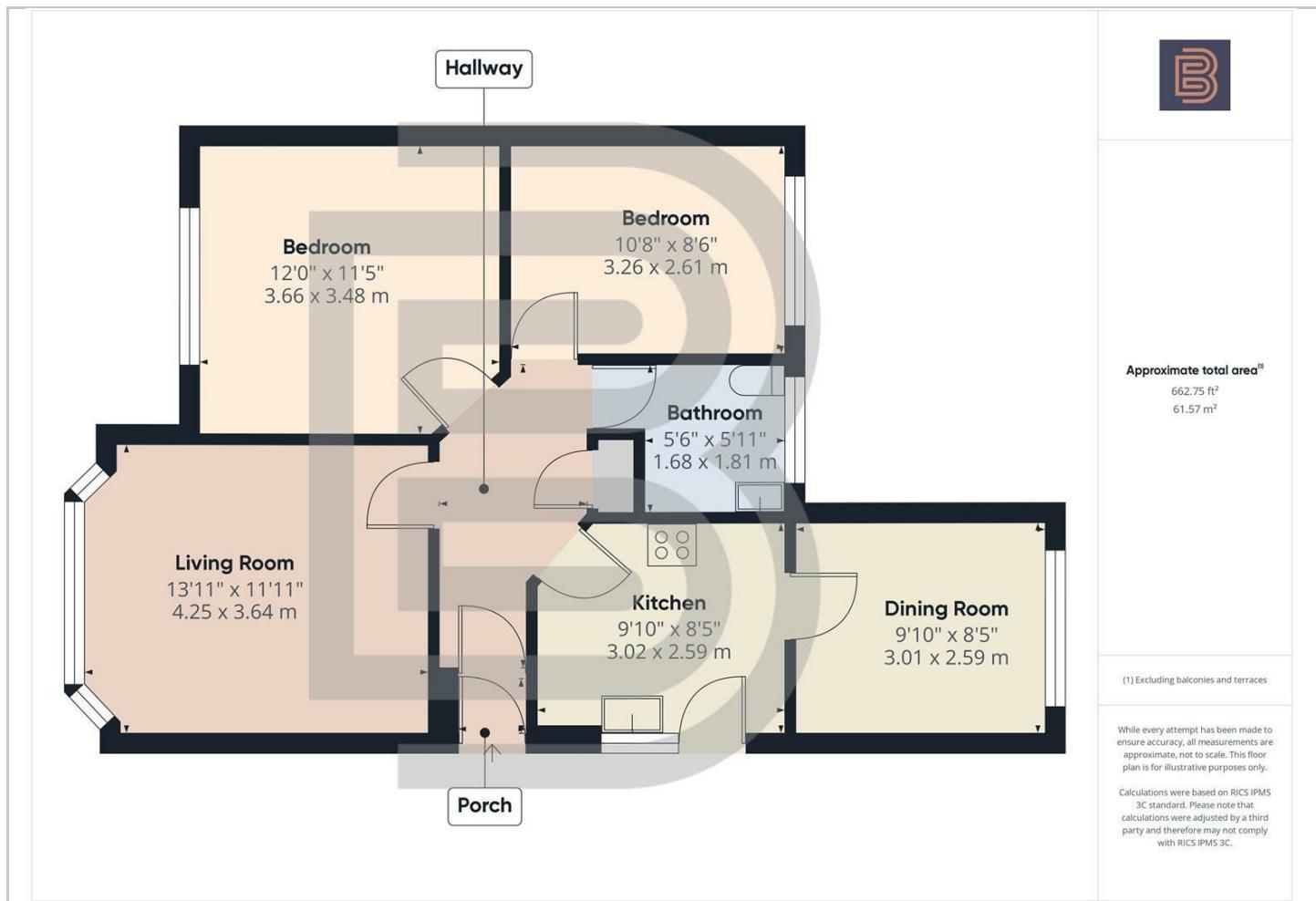
## Hybrid Map



## Terrain Map



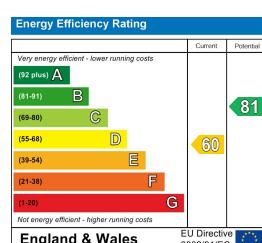
## Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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