



Ellis Brooke



102 Frobisher Road

, Rugby, CV22 7HS

**Guide price £210,000**



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## Hallway

Composite part double glazed front door. Wood effect flooring. Radiator. Stairs to first floor. Door to living space.

## Lounge/Diner

Opens into Kitchen. Under-stairs storage cupboard. Two radiators. Double glazed window and door onto the rear yard.

## Kitchen

Double glazed window to the front aspect. Stainless steel sink/drainage with mixer tap. Range of base and eye level units. Tiling to splashbacks and work surfaces. Space for a fridge/freezer. Space and plumbing for a washing machine. Space for a cooker.

## Landing

Doors off to all 3 bedrooms. Door to bathroom. Airing cupboard (with modern Worcester combination boiler). Loft access hatch with pull-down ladder (partially boarded)

## Bedroom One

Double glazed window to the rear aspect. Radiator.

## Bedroom Two

Double glazed window to the front aspect. Radiator. Built in wardrobe area.

## Bedroom Three

Double glazed window to the front aspect. Radiator. Over-stairs storage.

## Bathroom

Panelled bath with shower over. Tiling to splashbacks. Low flush WC. Pedestal wash hand basin. Heated towel rail. Extractor.

## Frontage

Low maintenance stone frontage. Pathway running alongside leading to front door. Small raised planter/border. Potential to create official off road parking through the obtaining of a dropped kerb (as many of the neighbouring homes have done)

## Rear garden

Set over two levels. Primary area is mainly laid with slabs and a shallow stone border. Enclosed by timber fencing. Several steps down to further slabs and a gate giving rear access and leading to rear garage.

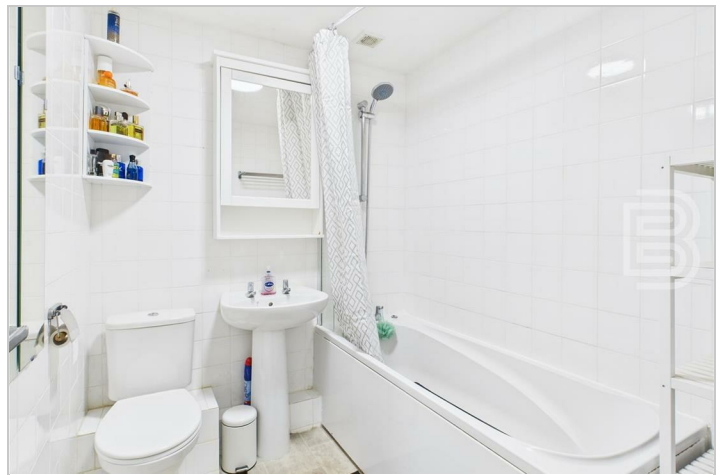
## Garage

Single garage. Metal up and over door. Power connected. Accessed via rear lane.

## 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



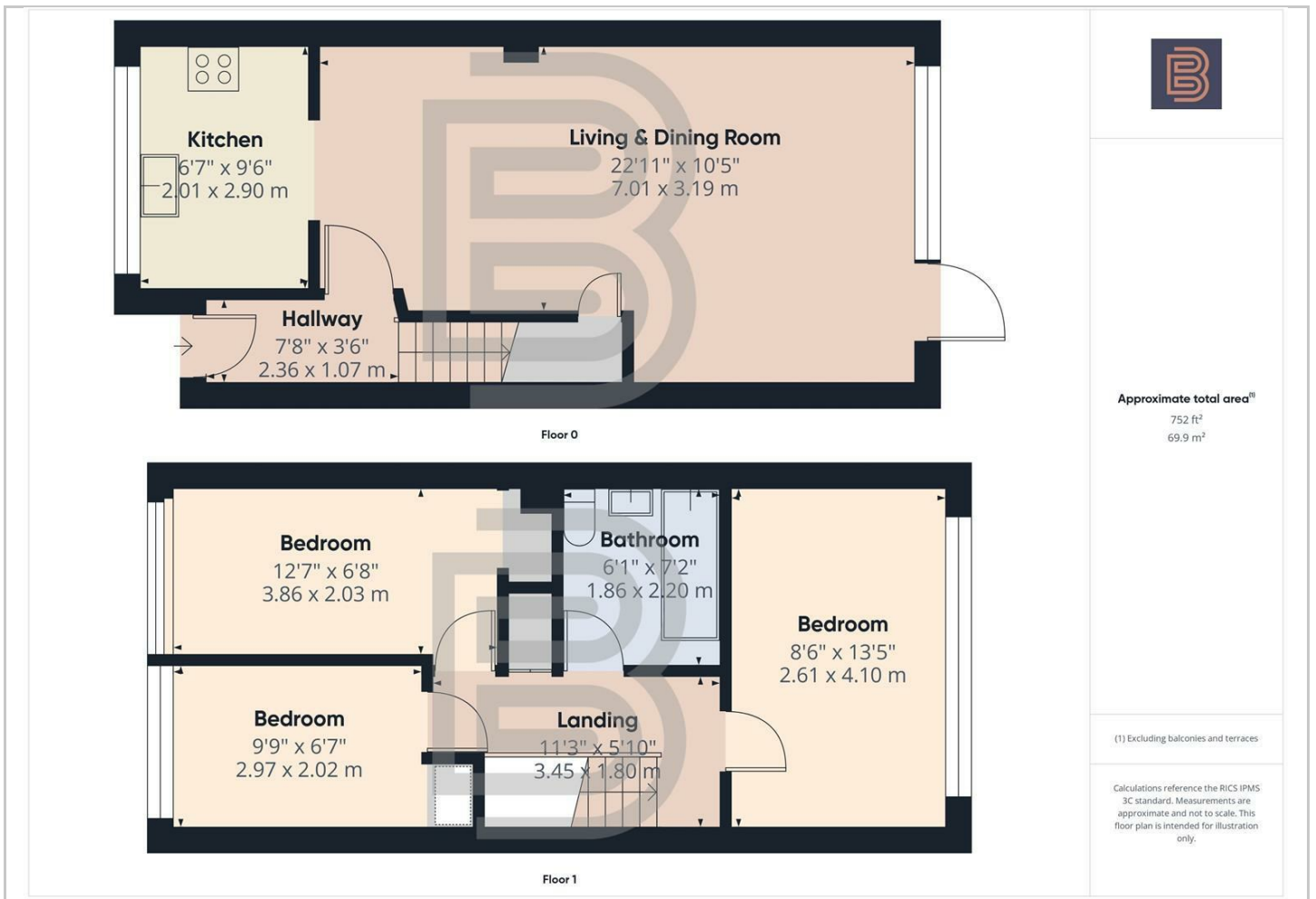
## Hybrid Map



## Terrain Map



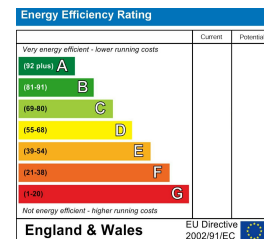
## Floor Plan



## 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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