

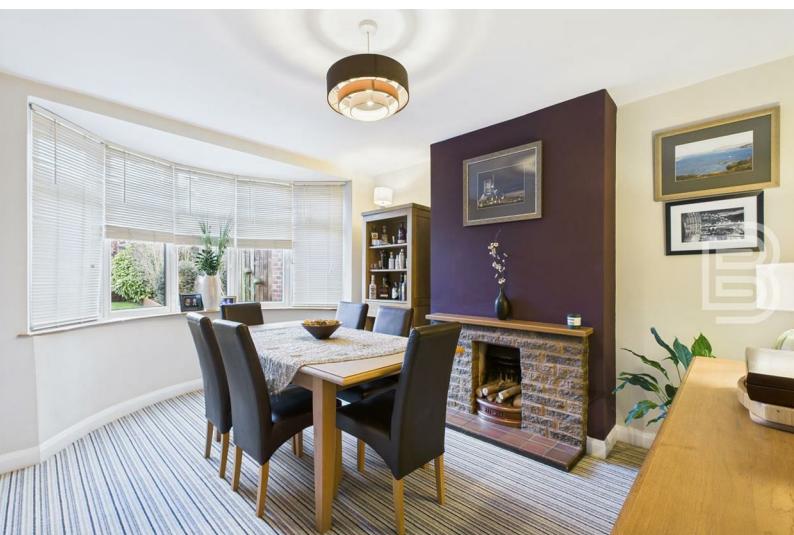


# Ellis Brooke



53 Shakespeare Gardens  
, Rugby, CV22 6ES

**Guide price £415,000**



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## Hallway

Double glazed front door with windows around. LVT wood effect flooring. Stairs to first floor. Radiator. Under-stairs cupboard. Doors off to Office, WC, Lounge, Dining Room & Kitchen. Hive controls for central heating.

## Guest WC

Low flush WC. Wall mounted wash hand basin. Extractor. Radiator. LVT wood effect flooring.

## Office

Double glazed window to the front aspect. Radiator. Range of fitted office furniture to include cupboards and shelving.

## Lounge

Double glazed bay window to the front aspect. Radiator. Log burner set into chimney breast. LVT wood effect flooring.

## Dining Room

Double glazed bay window to the rear aspect. Radiator. Feature brick surround fireplace area.

## Breakfast Kitchen

Double glazed French Doors and window to the Utility Room. Extensive range of base and eye level units with splashbacks, work surfaces and under cabinet feature lighting. Composite Lamona sink/drainer with mixer tap. Kickboard heater. Integrated fridge. Integrated dishwasher. Integrated double oven with gas hob and extractor. Combination boiler in cupboard.

## Utility Room

Double glazed French Doors and windows to the garden. Two Velux windows. Radiator. Additional sink with mixer tap. Extra work surface. Space and plumbing for a washing machine. Space for two further additional appliances (such as a dryer and a freezer).

## Landing

Doors off to all 4 bedrooms plus family bathroom. Loft access hatch (with light and partial boarding).

## Bedroom One

Double glazed bay window to the front aspect. Radiator. Door to En-Suite. Range of fitted bedroom furniture.

## En-Suite

Double glazed window to the front aspect. Tiled flooring. Large shower cubicle. Heated towel rail. Low flush WC. Wash hand basin set into vanity unit with storage. Extractor. Fully tiled walls.

## Bedroom Two

Double glazed window to the rear aspect. Radiator.

## Bedroom Three

Double glazed window to the front aspect. Radiator.

## Bedroom Four

Double glazed window to the rear aspect. Radiator. Wardrobe/hanging space.

## Bathroom

Double glazed window to the rear aspect. Heated towel rail. Tiled flooring. 'P Shaped' bath with shower over. Low flush WC. Wash hand basin set into extensive vanity unit. Tiling to splashbacks. Extractor.

## Driveway

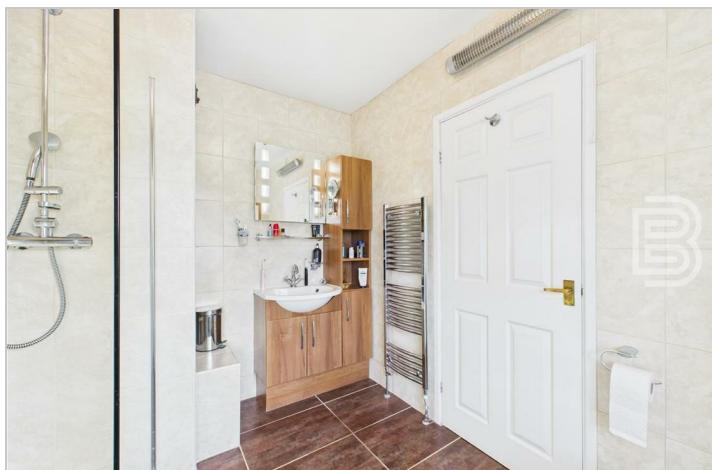
Off road parking for 2/3 cars. Side gate leading to rear garden. Raised corner planter. Partially enclosed by low level wall.

## Rear Garden

Initial full width pathway leading to first patio (adjacent to rear bay window). Predominantly a lawned garden set over two levels with three steps separating. Side fruit and vegetable growing space. Pathway leading to second part of garden. Various raised borders. Additional raised patio at the back of the garden. Greenhouse with connected water supply. Shed with hard-standing and power connected. Enclosed to all sides by timber fencing.

## 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.



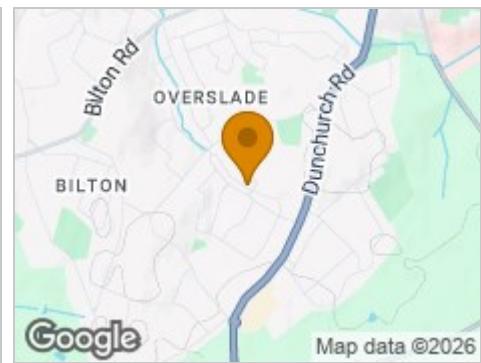
## Road Map



## Hybrid Map



## Terrain Map



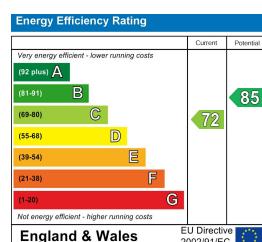
## Floor Plan



## 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



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36 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH  
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk