



Ellis Brooke



20 Oberon Close
Woodlands, Rugby, CV22 6LZ

Guide price £295,000



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Hallway

Composite front door with double glazed windows either side. Radiator. Stairs to first floor. Under-stairs cupboard. Door to Lounge/Diner. Folding door to Kitchen. Coving.

Kitchen

Double glazed windows to the front aspect and the side aspect with a door into the Lean-To. Range of base and eye level units with work surface over. Stainless steel sink with oversize drainer. Glazed serving hatch to Dining area. Radiator. Space for cooker with hob and extractor. Space for fridge/freezer. Tiled flooring. Space and plumbing for dishwasher.

Lean-To

Double glazed doors to the front and rear. Tiled flooring. Sliding door to WC. Space and plumbing for washing machine and other appliances if required. Wall mounted Worcester boiler.

WC

Tiled flooring. Wall mounted wash hand basin. Low flush WC. Double glazed window to the rear. Radiator.

Lounge/Diner

Opens through to the Family Room. Double glazed French Doors out to the patio. Radiator. Wood burner set into chimney breast.

Family/Music Room

Two double glazed windows. Wood effect flooring. Radiator.

Landing

Doors off to 3 bedrooms. Door to bathroom. Loft access hatch with pull-down ladder (loft is fully boarded). Airing cupboard.

Bedroom One

Double glazed window to the front aspect. Radiator. Fitted wardrobes.

Bedroom Two

Double glazed window to the rear aspect. Radiator.

Bedroom Three

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

Bathroom

Double glazed windows to two aspects. Heated towel rail. Panelled bath with shower over. Low flush WC. Pedestal wash hand basin. Tiling to splashbacks. Wood effect flooring.

Frontage & Driveway

Driveway for 2 cars with corner brick-edged planter. Door into Lean-To. Access to garage. Low level timber fence to one side.

Garage

Metal up and over door. Power and light connected.

Rear Garden

Enclosed by timber fencing. Initial sweeping full width block paved patio, Path along one side of

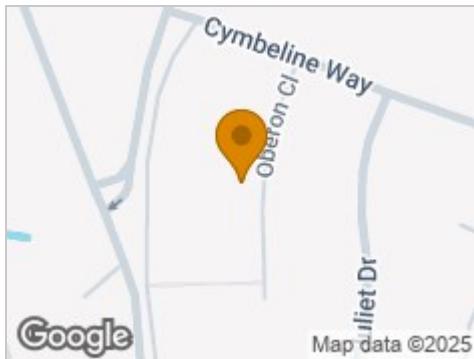
the garden leading to further paved area with shed hard-standing. Main part of the garden is laid to lawn with borders. Several small trees including a prolific apple tree.

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.



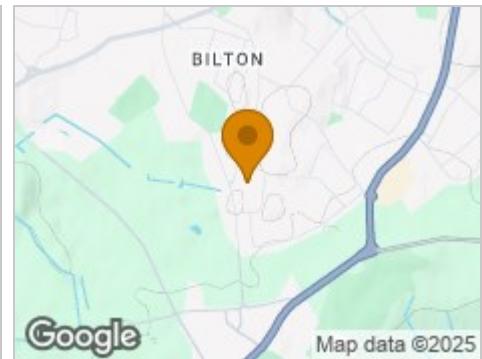
Road Map



Hybrid Map



Terrain Map



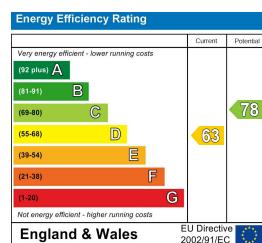
Floor Plan



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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