



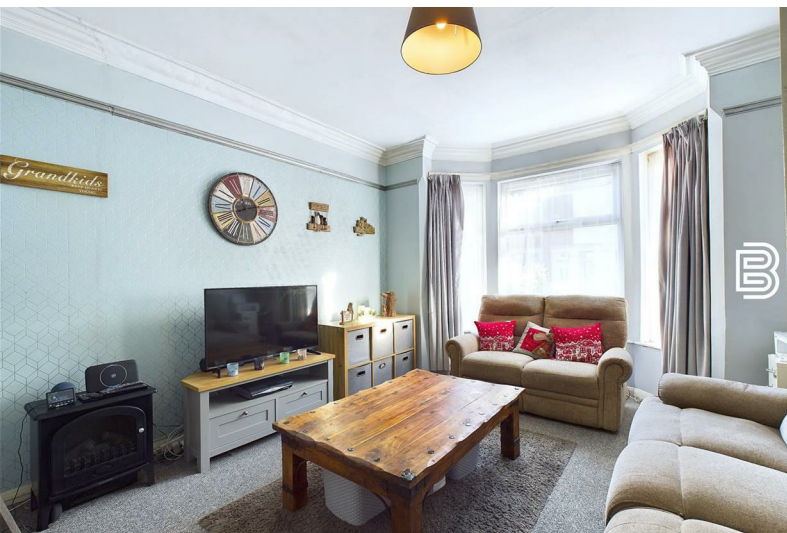
Ellis Brooke



131 Murray Road

, Rugby, CV21 3JR

Guide price £300,000



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Hallway

Double glazed front door. Doors off to all three reception rooms. Stairs to first floor. Radiator. Under stairs cupboard. Minton tile flooring. Original coving with ceiling cornice. Dado rail and picture rails.

Lounge

Double glazed bay window to the front aspect. Radiator. Coving. Picture rail.

Family Room

Double glazed window to the rear aspect. Radiator. Parquet flooring. Coving and picture rail. Used as a bedroom occasionally.

Dining Room

Double glazed window to the side aspect. Radiator. Door to Kitchen. Tiled flooring. Picture rail.

Kitchen

Double glazed windows to the side and rear. Double glazed door onto garden. Quarry tiled flooring. Range of base and eye level units with work surfaces over and tiling to splashbacks. Door to WC, Integrated double oven plus hob and extractor. Space for fridge/freezer. Space and plumbing for washing machine and dryer. Composite sink/drainage with mixer tap. Wall mounted Vaillant boiler. Radiator.

WC

Small double glazed window to the side. Quarry tile flooring. Low flush WC. Small sink.

Landing

Doors off to 3 bedrooms and bathroom. Stairs to top floor bedroom. Small storage cupboard. Original ceiling cornice.

Bedroom One

Double glazed bay window to the front aspect. Radiator. Picture rail.

Bedroom Two

Double glazed window to the rear aspect. Radiator.

Bedroom Three

Double glazed window to the rear aspect. Radiator.

Bathroom

Two double glazed windows to the side aspect. Low flush WC. Pedestal wash hand basin. Panelled bath with shower attachment over & mixer tap. Radiator. Wood effect flooring. Majority tiled walls. Extractor.

Top Floor

Two Velux windows. Radiator. Inset spotlights. Door to En Suite. Exposed wood floor. Eaves storage areas.

En Suite

Velux window. Inset spotlights. Exposed wood floor. Shower area. Low flush WC. Pedestal wash hand basin. Majority tiled walls.

Frontage

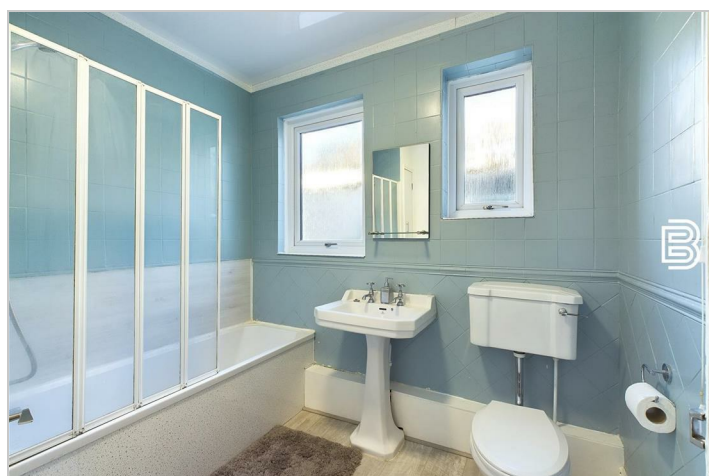
Low maintenance slate chipping frontage enclosed by low level brick wall with metal gate. Well manicured bushes and shrubs.

Garden

Enclosed by brick wall and timber fencing with timber gate to the rear lane. Concrete side return which turns into pathway to the end of the garden. Artificial lawn. Shed with hard standing. Partially enclosed hot tub area. Wooden courtesy door into garage.

Garage

Accessed from the rear lane. Metal up and over door. Courtesy door into garden. Larger than average.



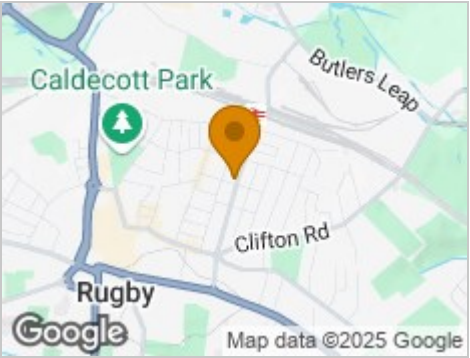
Road Map



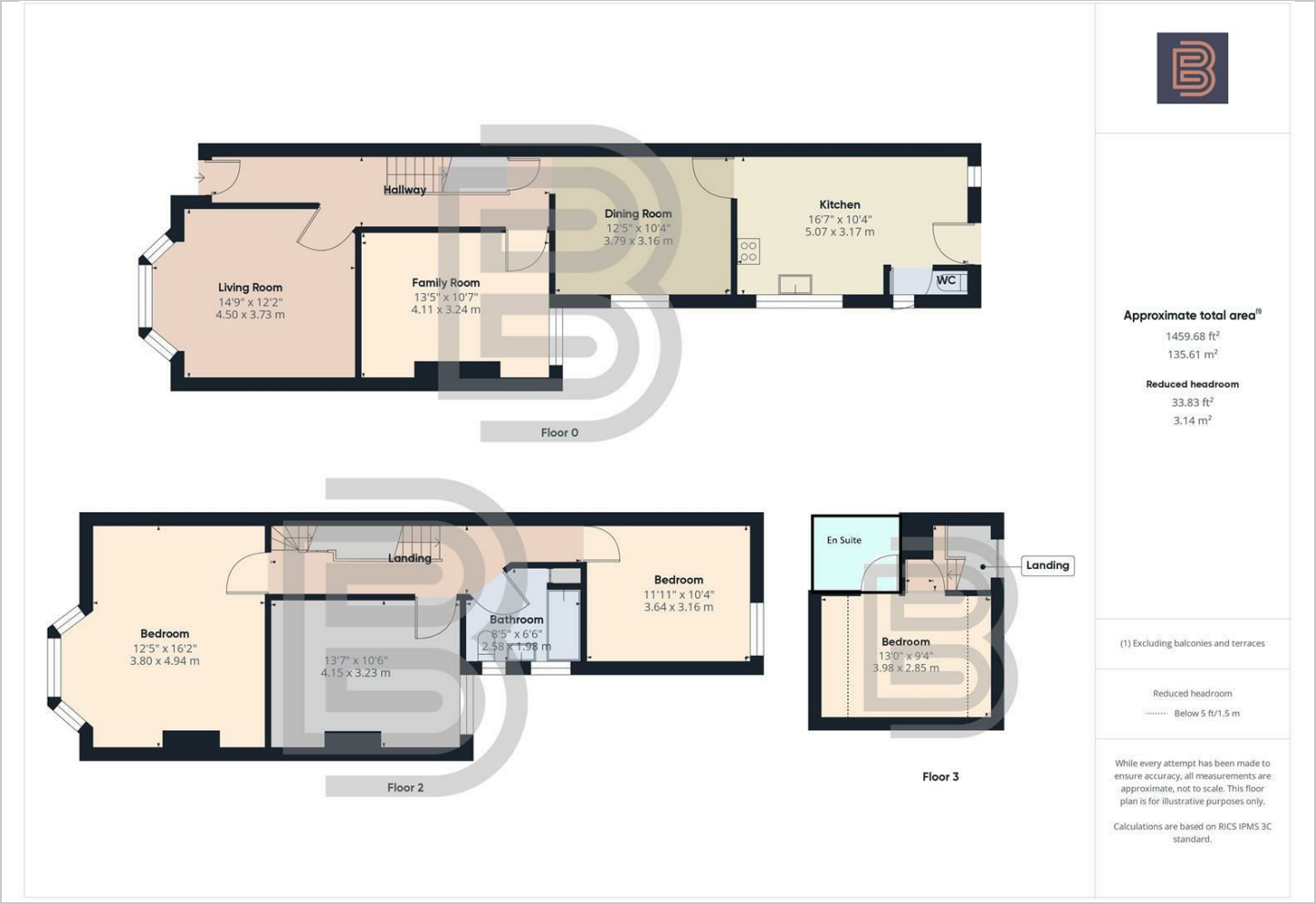
Hybrid Map



Terrain Map



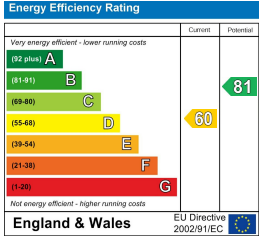
Floor Plan



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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