



# Ellis Brooke



## 56 Saunton Road

, Rugby, CV22 6BD

**Guide price £210,000**





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### Entrance Hall

6'11" x 12'2" (2.12m x 3.71m)

Accessed under a covered storm porch and through a composite front door. The entrance hall has stairs that rise to the first floor and doors which provide access through to.

### Living Room

13'10" x 12'1" (4.22m x 3.69m)

A spacious room with a large window to the front elevation providing natural light.

### Kitchen

10'4" x 8'6" (3.15m x 2.6m)

The kitchen comprises of a range of base and eye level units with a complementary worktop over. There is space for a range style cooker and in addition there is further space and plumbing for a washing machine, dishwasher, fridge and freezer. To the rear elevation there is a window that provides a view over the garden, to one side elevation there is a door which gives access to the dining room and to the other side of door which gives access through to the rear lobby.

### Dining Room

10'2" x 8'7" (3.11m x 2.63m)

With a window to the rear elevation, providing a view over the garden.

### Rear Lobby

4'3" x 5'2" (1.31m x 1.58m)

The rear lobby has doors which provide access through to a WC and pantry style store. In addition to the side elevation is a door which provides access to the outside.

### W/C

4'3" x 3'4" (1.31m x 1.03m)

With a low level flush WC and wash hand basin. To the side elevation there is a frosted window.

### Pantry

A useful pantry providing storage.

### 1st Floor Landing

The first floor landing benefits for a window to the side elevation, there is access to the loft via a loft hatch and in addition there are doors which provide access through to all first floor accommodation.

### Bedroom 1

12'1" x 9'10" (3.69m x 3.01m)

A generously sized double bedroom with a window to the front elevation. This bedroom benefits from a fitted wardrobe and further fitted cupboard.

### Bedroom 2

13'5" x 8'6" (4.11m x 2.61m)

A good size double bedroom with a window to the rear elevation, providing a view over the garden.

### Bedroom 3

8'7" x 9'1" (some restricted floor space) (2.64m x 2.78m (some restricted floor space))

A good sized single bedroom with a window to the front elevation.

### Bathroom

7'2" x 5'7" (2.19m x 1.72m)

With a suite that comprises a low-level flush WC, wash hand basin with vanity unit under and paneled bath with shower above. Within the bathroom the walls and floor are fully tiled and in addition there is a wall mounted heated towel rail.

### Rear Garden

To the rear of the home is a private and enclosed garden. To the immediate rear of the property is a patio which provides ample space for alfresco dining. There is a paved pathway which runs the length of the garden and there are two areas which have been laid to lawn. The remainder of the garden benefits from a greenhouse and some raised flower beds. To the side of the home there is gated access to the driveway and in addition a useful storage cupboard.

### Front Garden

There is a garden area which is accessed via a gate from the public highway. From here there are steps that lead down to the front door. The boundaries are a combination of fences and hedges, and the remainder of the front garden is laid to a well stocked planting area with a range of mature shrubs and hedges within.

### Parking

Parking is available on street on a first come first served basis.

### Agents Note - Construction Type

It should be noted that the construction type of this property is British Iron and Steel Federation Housing (BISF).

The property is sold on a Freehold basis.

### 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



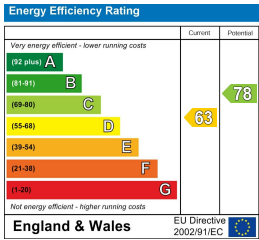
Floor Plan



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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