



# Ellis Brooke



## 1 Church Street

Clifton Upon Dunsmore, Rugby, CV23 0BP

**Guide price £275,000**





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## Entrance Area

A wooden front door provides access to the entrance area which has stairs that rise to the first floor landing and is open to the dining room.

## Dining Room

14'1" x 11'1" (4.31m x 3.4m)

A room that benefits from dual aspect windows to both the front and rear elevations. Within the room there is wonderful parquet flooring and a feature fireplace which is open to the living room behind. Within the dining room there is an opening which gives access through to the kitchen and further doorway giving access to the living room.

## Living Room

14'9" x 14'2" (4.5m x 4.33)

A spacious living room benefiting from a feature fireplace with a log burner set within. Within the room there are two windows that provide natural light and there is an opening that gives access to the office.

## Office

With a window to the front elevation.

## Kitchen

8'9" x 5'2" (2.67m x 1.6m)

The kitchen comprises of a range of base and eye level units with a wooden worktop over. Within the kitchen there is a fully tiled floor and tiling to all splash back areas. There is a fitted electric oven with four ring electric hob over,

fridge and in addition there is space and plumbing for a slim line dishwasher. The kitchen gives access to a useful under the stairs storage cupboard and to the rear elevation a window. To the side elevation door there is a door which gives access to the garden.

## Utility Room and Store

7'10" x 7'4" (2.41m x 2.25)

Accessed only from the garden. A useful room used by the current owners as a utility and store room. Within this space there is a wall mount of gas boiler and space for a tall fridge freezer and tumble dryer. In addition there is space and plumbing for a washing machine.

## 1st Floor Landing

The first floor landing has doors that give access to all first floor accommodation.

## Bedroom 1

14'6" x 14'4" (4.43m x 4.39m)

A large double bedroom that benefits from a window to the front elevation and its own en suite. Access the loft is obtained via a loft hatch. A doorway gives access to.

## Ensuite

With a suite that comprises of a low-level flush WC, wash hand basin with vanity unit under and shower cubicle with rainfall style attachment. Within the en suite the walls are fully tiled, there is a wall mounted heated towel rail and to the front elevation a window.

### Bedroom 2

10'4" x 10'11" (3.17m x 3.34m)

A double bedroom with a window to the front elevation. Access to the loft is obtained via a loft hatch.

### Bedroom 3

6'7" x 9'4" (2.01m x 2.86m)

A single bedroom with a window to the front elevation.

### Bathroom

7'2" x 6'2" (2.2m x 1.9m)

With a suite that comprises of a low level flush WC, wash hand basin, and paneled bath with mixer shower over. The walls are part tiled and there is a beautiful exposed wooden floor. To the rear elevation there is a frosted window.

### Courtyard Garden

A private and enclosed low maintenance courtyard garden with wall boundary. The garden is laid to a combination of paving and stone chipping with a seating area created to provide

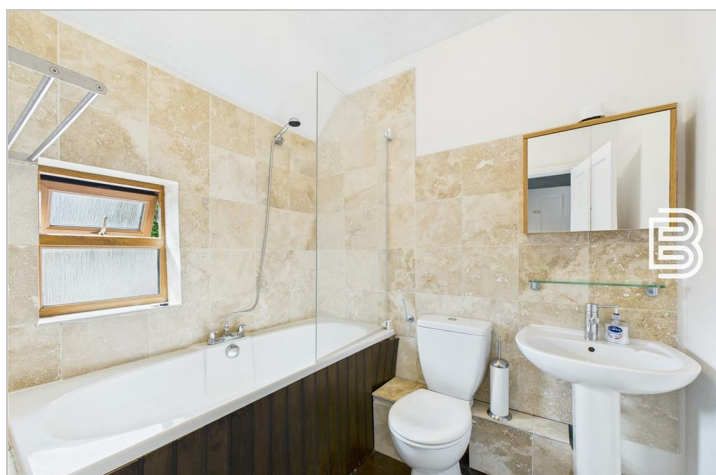
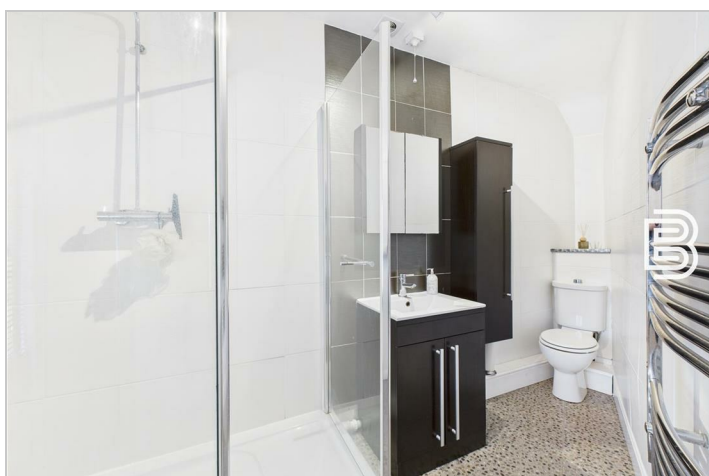
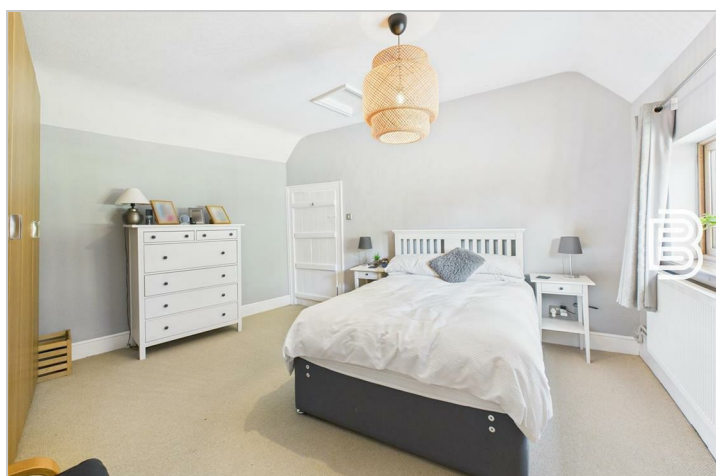
space for alfresco dining. Within the garden there is a gate which provides access for bins and there is a door which gives access to the garden store/utility room.

### Off Road Parking

The cottage benefits from off-road parking for one vehicle, this is located at the end of the run of cottages.

### 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



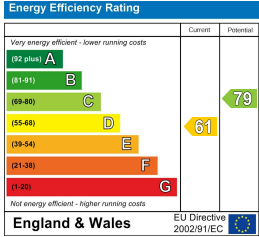
Floor Plan



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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