



Ellis Brooke



47 The Ryelands

Lawford Heath, Rugby, CV23 9EN

Guide price £230,000



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Entrance Hall

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

Living/Dining Room

10'5" x 19'7" (3.18m x 5.97m)

A spacious room that can easily accommodate being both a living room and dining room. To the front elevation there is a window and to the rear elevation there are double opening doors which give access to the rear garden. The focal point of this room is the open fire. There is a door which gives access through to.

Kitchen

11'4" x 19'9" (3.46m x 6.03m)

The kitchen comprises a range of base and eye level units with a complementary worktop over. Within the kitchen there is a fitted double electric oven and four ring induction hob with extractor fan over. Further to this there is space for an American style fridge freezer, washing machine and slimline dishwasher. The kitchen provides access to 3 useful storage cupboards. To the front elevation there is a uPVC door which gives access to the front garden and the rear elevation there are windows and a door that provides a view over and gives access to the rear garden.

1st Floor Landing

The first floor landing gives access to the loft via

a loft hatch, in addition there is access to the properties airing cupboard. Further to this there are doors that provide access to all first floor accommodation.

Bedroom 1

12'1" x 10'8" (3.69m x 3.27m)

A spacious double bedroom that benefits from a window to the front elevation. The bedroom further benefits from a suite of fitted wardrobes.

Bedroom 2

12'2" x 8'7" (3.73m x 2.64m)

A good size double bedroom with a window to the rear elevation, providing a view over the garden. This bedroom further benefits from a fitted storage cupboard.

Bedroom 3

6'8" x 10'7" (2.05m x 3.24m)

A good sized single bedroom that benefits from a window to the front elevation. This bedroom further benefits from a fitted storage cupboard.

Bathroom

7'7" x 5'8" (2.32m x 1.73m)

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

Rear Garden

To the rear of the home, there is a private and enclosed garden. Enclosed by fencing to all elevations. To the immediate rear there is a patio which provides ample space for alfresco dining. The majority of this garden has been laid to lawn with a raised flower bed and useful storage shed.

Front Garden

With a paved pathway from the public highway providing access to the front door. Areas of the garden have been laid to lawn, gravel stone and wood chippings. The front garden is stocked with a variety of plants.

On Street Parking

On street parking is available on a first come first serve basis.

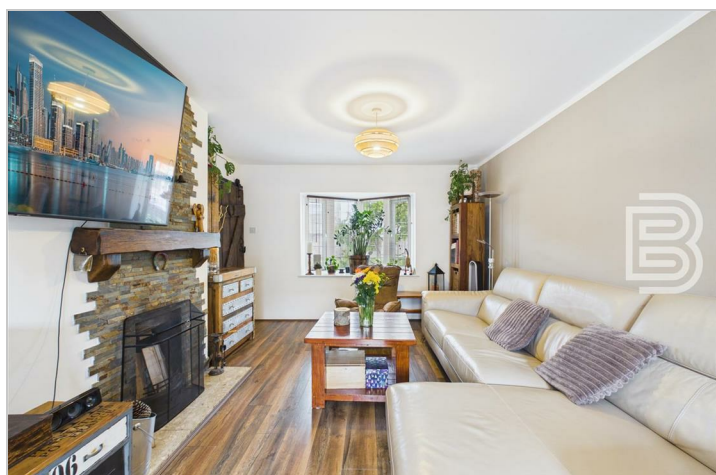
Agents Note - Type of Construction

It should be noted that the construction type of this property is Wimpey No Fines and you should make your mortgage advisor/lender aware to

ensure the correct mortgage product is provided.

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



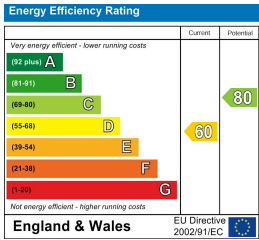
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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