



# Ellis Brooke



## 4 Aspen Close

Eden Park, Rugby, CV21 1SQ

**Offers in excess of £225,000**





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## Hallway

Composite part glazed front door. Wood effect flooring. Stairs to first floor. Door to WC. Door to Kitchen. Door to Lounge/Diner. Radiator.

## Kitchen

Double glazed window to the front aspect. Tiled flooring. Range of base and eye level units with work surface over. Stainless steel sink/drainage. Integrated oven, gas hob and extractor. Integrated fridge and freezer. Integrated washing machine. Inset spotlights.

## Guest WC

Double glazed window to the front aspect. Low flush WC. Pedestal wash hand basin. Tiled flooring. Radiator.

## Lounge/Diner

Double glazed French Doors to the rear aspect. Under-stairs cupboard. Two radiators. TV point.

## Landing

Doors off to both bedrooms. Door to bathroom. Loft access hatch.

## Bedroom One

Two double glazed windows to the front aspect. Radiator. Fitted cupboard. TV point.

## Bedroom Two

Double glazed window to the rear aspect. Radiator. Airing cupboard. TV point.

## Bathroom

Tiled flooring. Panelled bath with shower over. Low flush WC. Pedestal wash hand basin. Inset spotlights. Majority tiled walls. Heated towel rail. Shaver point.

## Frontage/Parking

Side by side spaces for two vehicles. Access walkway leading to rear garden. Shallow low maintenance frontage.

## Garden

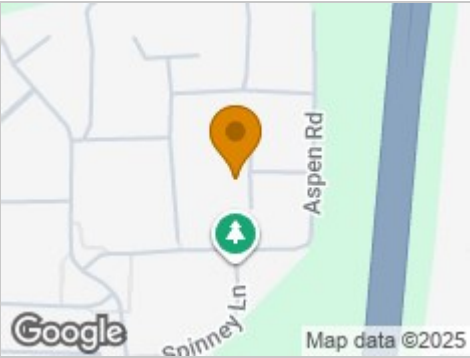
Fully enclosed by timber fencing with rear gate. Initial patio with pathway running along one side which leads to small shed hard-standing and rear gate. Borders to both sides. Outside tap.

## Notes

This area has an applicable Service Charge of £172 per year.



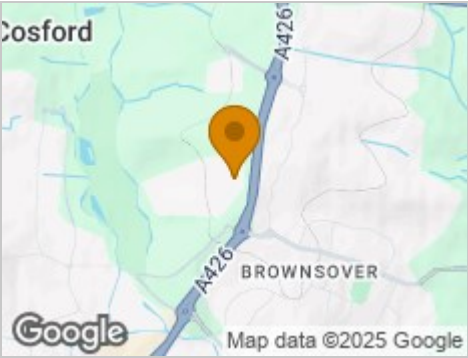
Road Map



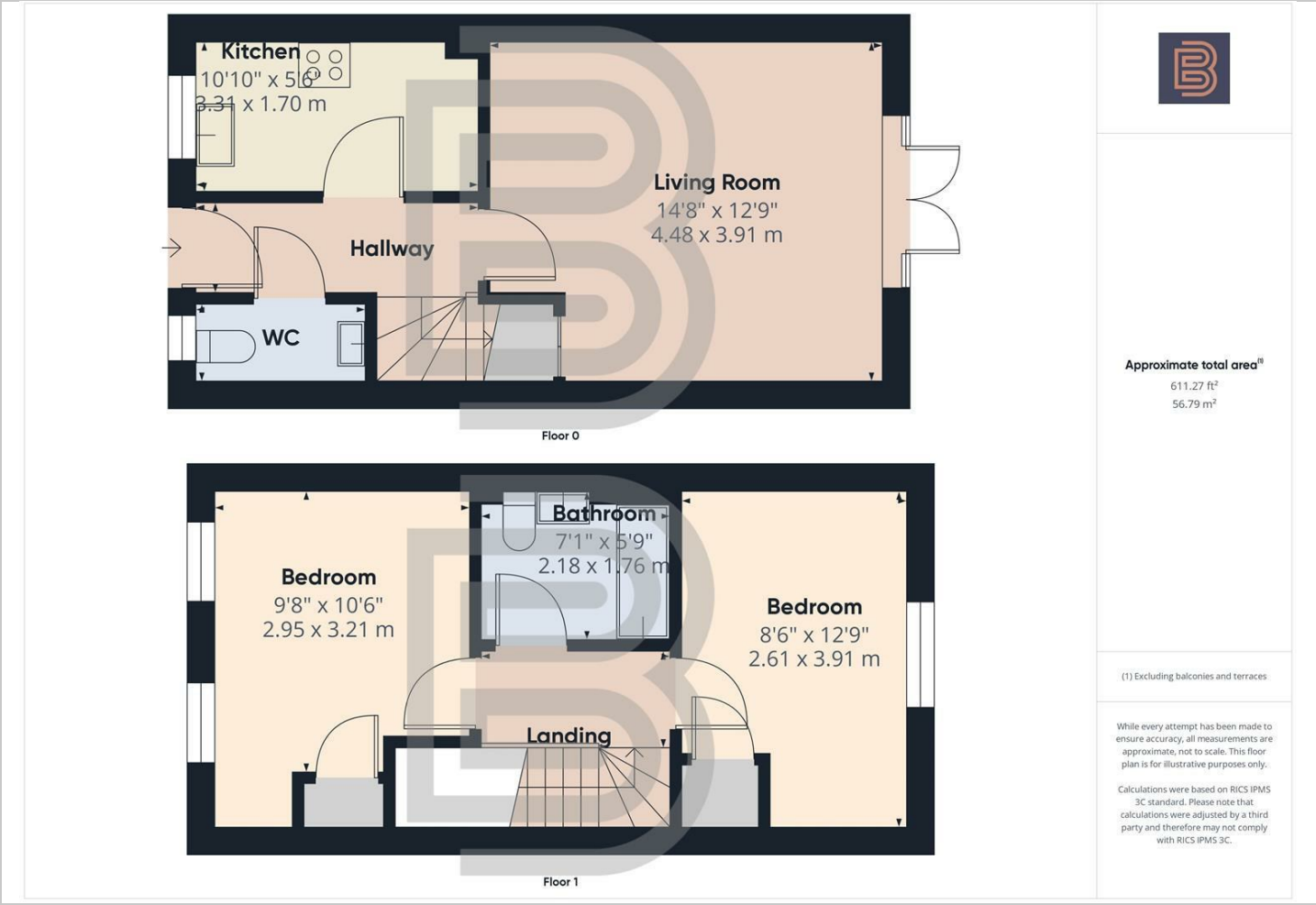
Hybrid Map



Terrain Map



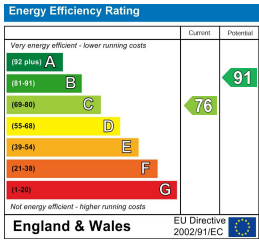
Floor Plan



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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