



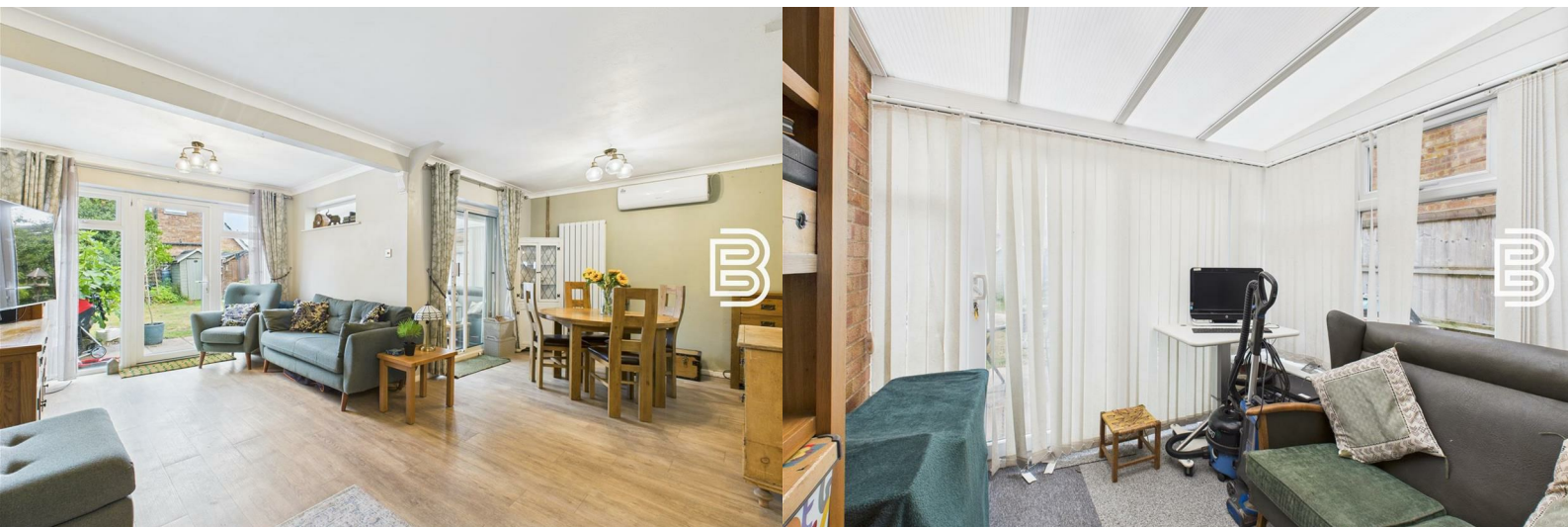
Ellis Brooke



65 Cymbeline Way

Woodlands, Rugby, CV22 6JZ

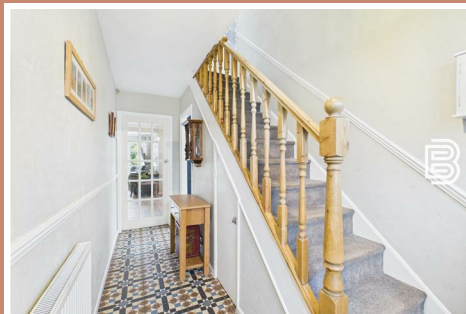
Guide price £289,950



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Hallway

Composite front door with double glazed panel to one side. Tiled flooring. Small under-stairs cupboard. Radiator. Stairs to first floor. Door to Kitchen and Door to Lounge/Diner. Dado rail.

Kitchen

Double glazed windows to the front and side aspects with a double glazed door to the side. Tiled flooring. Full range of re-fitted base and eye level units with wooden work surfaces over. Integrated double oven plus induction hob and bluetooth connected extractor. Space for oversize fridge/freezer. Space and plumbing for washing machine. Ceramic sink/drainage with directional mixer tap. Radiator. Tiling to splashbacks.

Lounge/Diner (L-Shaped)

Double glazed French Doors and window to the garden and sliding doors into the Sun Room. Two vertical panel radiators. Air conditioning unit. Wood burner set into brick chimney breast. Coving.

Sun Room

Brick wall to one side, dwarf wall and upvc to the other side and doors out to the garden.

Landing

Doors off to three bedrooms. Door to Shower Room. Door to airing cupboard housing boiler. Loft access hatch.

Bedroom One

Double glazed window to the front aspect. Fitted bedroom furniture. Radiator.

Bedroom Two

Double glazed window to the rear aspect. Fitted bedroom furniture. Radiator. Eaves storage access.

Bedroom Three

Double glazed window to the side aspect. Radiator. Eaves storage access. Wood flooring.

Shower Room

Double glazed window to the side aspect. Double shower cubicle. Tiling to splashbacks. Pedestal wash hand basin. Low flush WC. Heated towel rail.

Driveway

Block paved driveway providing off road parking for 2/3 vehicles. Access to single garage. Gate to the side of the property giving partially covered access into the rear garden.

Garage

Metal up and over door. Power connected.

Garden

Enclosed primarily by timber fencing. Side access. Majority lawned with initial patio. Borders to three sides plus shed area. Corner pond.

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.



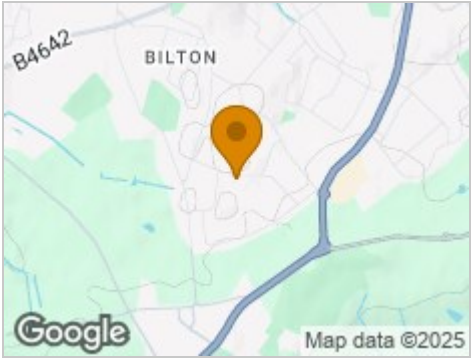
Road Map



Hybrid Map



Terrain Map



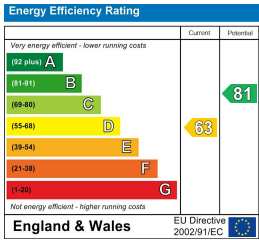
Floor Plan



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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