



Ellis Brooke



6 Cherwell Way

Long Lawford, Rugby, CV23 9SU

Offers in excess of £300,000



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Porch

Enter via uPVC door.

Hallway

Enter via single glazed panel door. Doors to further accommodation. Stairs to first floor. Honeywell thermostat. Electric consumer unit and alarm control panel. Door into:

Breakfast Kitchen

With a range of base and eye level units and roll top worksurfaces. Built in fridge and freezer. Built double sink bowl with mixer tap. Fitted range cooker with gas hobs. Breakfast bar. uPVC window to the front elevation. Tiled splashbacks. Archway into dining area with continued tiled floor. Radiator. uPVC window and door to side elevation.

Lounge

Coal effect gas fire with mantle and surround. uPVC window to rear elevation and uPVC captain style window to rear elevation. TV point. Radiator.

Guest WC

Low flush WC. Wash hand basin with mixer tap built into vanity cupboard. Single panel radiator. uPVC obscure window to side elevation. Tiled splashbacks.

Landing

Doors to further accommodation. Loft access. Door housing hot water tank.

Bedroom One

uPVC double glazed window to the rear elevation. Radiator.

Bedroom Two

uPVC double glazed window to the front elevation. Radiator.

Bedroom Three

uPVC double glazed window to the rear elevation. Radiator. Dado rail.

Bedroom Four/Office

uPVC double glazed window to the front elevation. Radiator.

Bathroom

Single panel bath with separate taps. Mixer shower over the bath. Wash hand basin with mixer tap and built into vanity cupboard. Low flush WC. Recessed spotlights. uPVC double glazed obscure window to side elevation. Tiled floors and vinyl floor. Extractor fan.

Front Garden

Laid to lawn with hedgerow boundaries.

Driveway

Providing off road parking for several vehicles

Garage

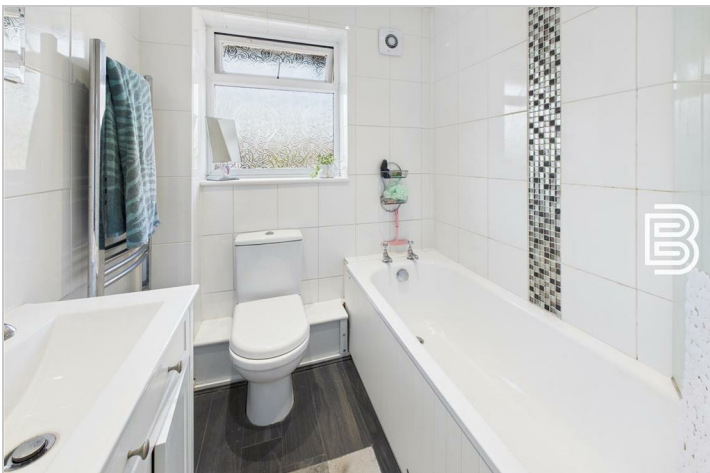
Up and over door. light and power and door to side.

Rear Garden

Mainly laid to lawn with seating area to the side and fencing to boundaries. Courtesy lighting. Fenced bin store. Side door into garage.

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



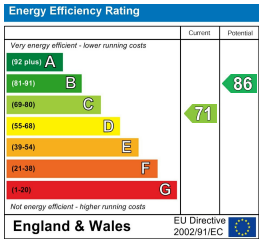
Floor Plan



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.



10 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk