



# Ellis Brooke



73 Academy Drive  
, Rugby, CV21 3UG

**Guide price £410,000**





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## Entrance Hall

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

## Living Room

11'3" x 16'4" (3.44m x 5m)

With a window to the front elevation and in addition a door to the rear elevation that gives access to the kitchen diner. The room further benefits from a fitted storage cupboard.

## Kitchen Diner

17'8" x 8'7" (5.4m x 2.64m)

The kitchen itself comprises of a range of base and eye level units with a complementary work top over. Within the kitchen there is a fitted electric oven with four ring electric hob and extractor fan over. In addition there is also a fitted dishwasher and space for a tall fridge freezer. There is tiling to all splash back areas and to the rear elevation there is a window and double opening doors which give a view over and access to the garden. To the side of the room there is an opening to the utility space.

## Utility

With a base level unit that has a complementary worktop over. Within the utility room there is space and plumbing for a washing machine. In addition there is an eye level unit which houses the properties boiler. To the rear elevation there is a door which gives access to the garden. An internal door gives access through to.

## WC

5'6" x 3'11" (1.7m x 1.2m)

With a low level flush WC and wash hand basin. There is tiling to all splash back areas.

## 1st Floor Landing

The first floor landing provides access to the loft via a loft hatch and in addition there is access to a useful airing cupboard. There are doors which provide access to all first floor accommodation.

## Bedroom 1

11'4" x 10'0" (3.46m x 3.06m)

A good sized double bedroom that benefits from a fitted wardrobe with sliding doors. To the front elevation there is a window and within the room there is a door which gives access through to.

## Ensuite

8'1" x 3'11" (2.48m x 1.21m)

With a suite that comprises a low-level flush WC, wash hand basin and shower cubicle. The floor is fully tiled and there is tiling to all splash back areas.

## Bedroom 2

8'10" x 11'4" (2.7m x 3.47m)

A good sized double bedroom that has a window to the front elevation. This bedroom further benefits from a fitted wardrobe with sliding doors.

## Bedroom 3

8'1" x 10'11" (2.48m x 3.35m)

A double bedroom with a window to the rear elevation, providing a view over the garden. This bedroom benefits from a fitted wardrobe with sliding doors.

### Bedroom 4

8'7" x 7'3" (2.62m x 2.21m)

A single bedroom with a window to the rear elevation that provides a view over the rear garden. This bedroom benefits from a fitted wardrobe with sliding doors.

### Bathroom

6'4" x 7'3" (1.94m x 2.21m)

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

### Rear Garden

A south facing garden that has a patio to the immediate rear of the home, which provides ample space for alfresco dining. The patio continues along both sides of the property where there is gated access to the driveway. The remainder of the garden has been laid to lawn.

### Front Garden and Driveway

There is a tarmac driveway which provides off-road parking for two vehicles. The driveway provides access to the properties garage. To the side of the

driveway there is an area which has been laid lawn with some mature shrubs and planting within.

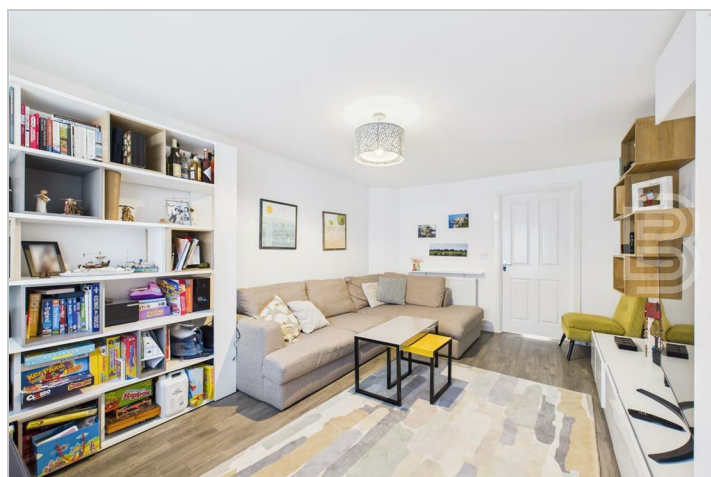
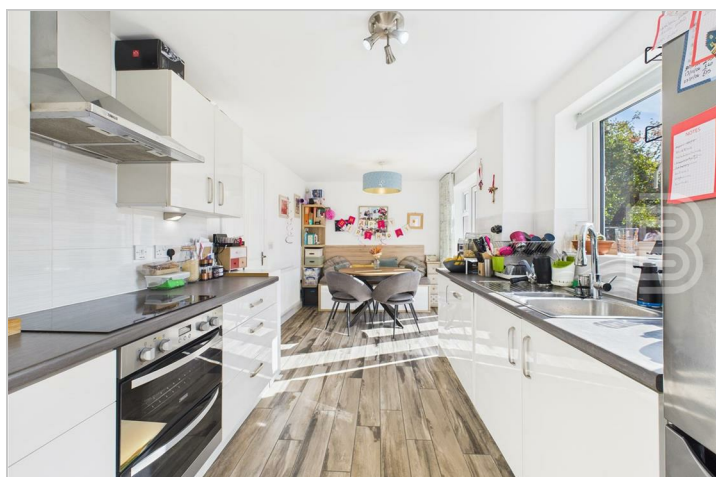
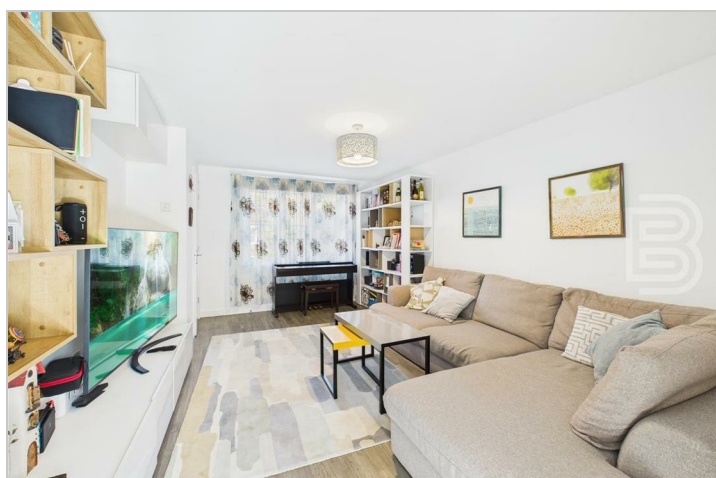
### Garage

8'5" x 16'0" (2.59m x 4.88m)

The garage has a manual up and over door to the front elevation. There is light and power connected.

### 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



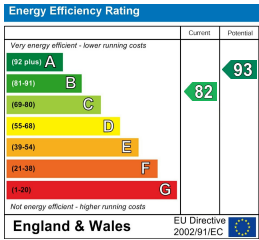
Floor Plan



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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