



Ellis Brooke



76 Chervil Way

Coton Park, Rugby, CV23 0AX

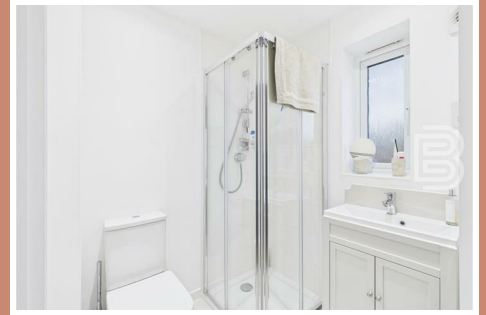
Guide price **£279,950**



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## Hallway

Composite front door with small glazed panels. Wood effect flooring. Stairs to first floor. Doors off to WC and Lounge.

## Guest WC

Double glazed window. Wood effect flooring. Low flush WC. Wash hand basin with vanity unit. Extractor. Radiator.

## Lounge

Double glazed window to the front aspect. Wood effect flooring. Under-stairs cupboard. Door to Kitchen. Radiator.

## Kitchen/Diner

Double glazed French Doors and window to the rear garden. Wood effect flooring. Inset spotlights. Full range of base and eye level units with Quartz worktops. Combination boiler in cupboard. Integrated fridge and freezer. Integrated washer/dryer. Integrated oven, hob and extractor. Integrated dishwasher. Radiator.

## Landing

Doors off to all 3 bedrooms and bathroom. Loft access hatch. Good size storage cupboard.

## Bedroom One

Double glazed window to the front aspect. Radiator. Door to En-Suite. Built in over-stairs cupboard. Wood panelling to one wall. Wood effect flooring.

## En-Suite

Double glazed window to the front aspect. Heated towel rail. Inset spotlights. Tiled floor. Wash hand basin set into vanity unit. Low flush WC. Extractor. Shaver point.

## Bedroom Two

Double glazed window to the rear aspect. Radiator. Wood effect flooring. Picture rail.

## Bedroom Three

Currently used as Dressing Room. Double glazed window to the rear aspect. Radiator. Fitted wardrobes and work space. Wood effect flooring.

## Bathroom

Double glazed window to the side aspect. Heated towel rail. Panelled bath with shower over. Wash hand basin with vanity unit. Low flush WC. Tiled flooring and tiling to splashbacks. Inset spotlight. Extractor.

## Frontage

Pathway leading to front door which is flanked by bark chipping borders with a line of shrubs across the front.

## Driveway

Runs alongside the property. Block paved parking for 2 cars. Gate into rear garden.

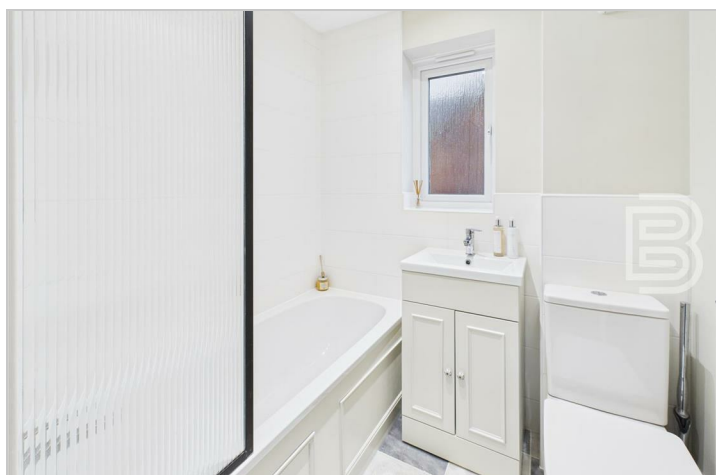
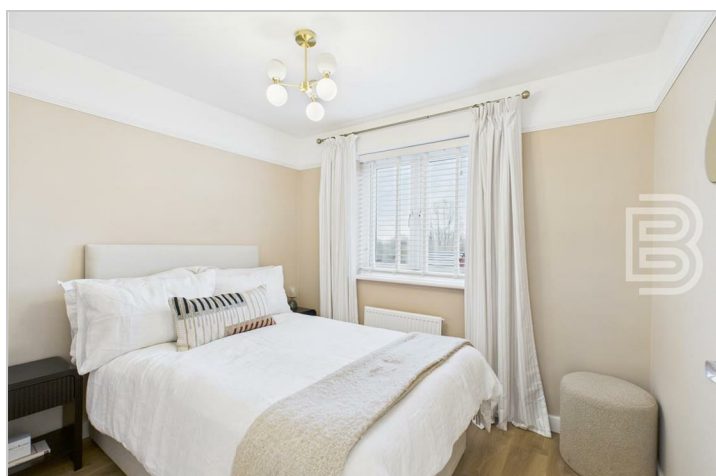
## Garden

Enclosed by timber fencing. Gate leading to driveway. Initial porcelain tiled pathway abutting

the French Doors which leads to seating area with raised planters. The rest of the garden is laid to lawn with shrub border along one side.

### 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



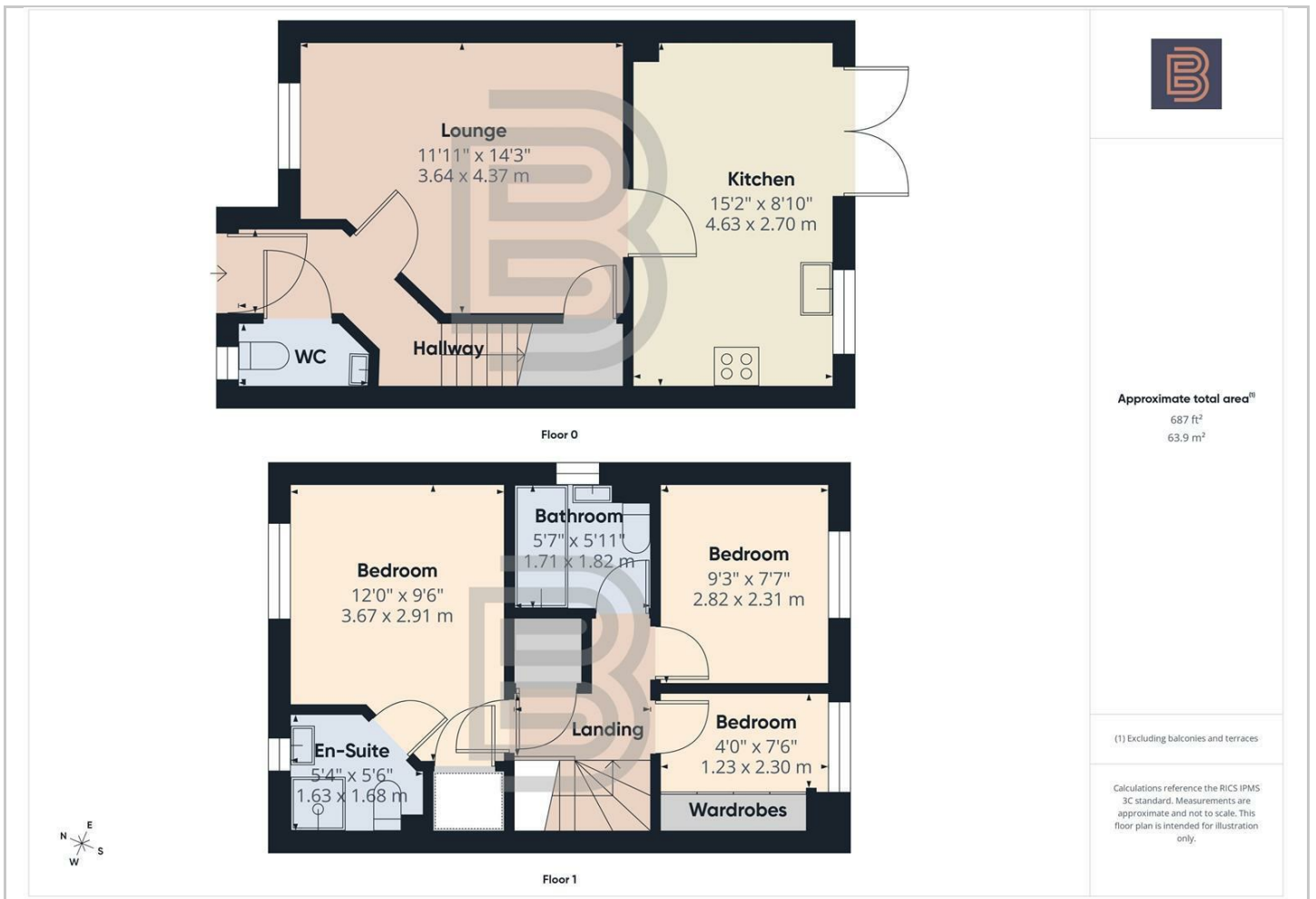
## Hybrid Map



## Terrain Map



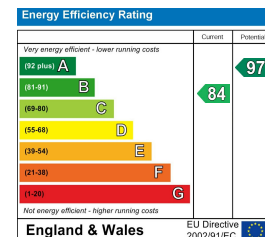
## Floor Plan



## 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



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