



Ellis Brooke



32 Ashman Avenue

Long Lawford, Rugby, CV23 9AG

Guide price **£240,000**



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Entrance Hall

Accessed through a composite front door. The entrance door provides ample space for cloaks and shoe storage. From the entrance hall there are stairs that rise to the first floor, a door gives access to the living room and there is an opening to the kitchen.

Living/Dining Room

10'0" x 19'9" (3.05m x 6.02m)

A spacious room that benefits from a window to the front elevation. To the rear elevation of the room there are double open doors which give access through to.

Conservatory

9'4" x 8'10" (2.85m x 2.7m)

A light and airy room owing to the windows found to both the side and rear elevations. In addition to the side elevation there are double opening doors which give access to the garden.

Kitchen

11'1" x 16'9" (3.38m x 5.11m)

The kitchen comprises of a range of base and eye level units with a quartz worktop over. Within the kitchen there is a range style cooker with a five ring gas hob and extractor fan over. In addition there is space for a fridge, freezer, dishwasher, washing machine and tumble dryer. Within the kitchen there is a door which gives access to the ground floor WC, and to the rear elevation there are windows and a door which gives access to the garden.

W/C

2'4" x 4'9" (0.73m x 1.47m)

Comprising of a WC and wash hand basin with vanity unit under. Within the WC the walls and floor are fully tiled.

First Floor Landing

The first floor landing gives access to the loft via a loft hatch, in addition there are doors which provide access through to all the first floor accommodation

Bedroom 1

11'10" x 10'5" (3.61m x 3.2m)

A good sized double bedroom that benefits from a fitted storage cupboard. To the front elevation there is a window.

Bedroom 2

10'5" x 10'5" (3.2m x 3.2m)

A double bedroom with two windows to the front elevation.

Bedroom 3

7'6" x 9'0" (2.29m x 2.75m)

A small double bedroom that benefits from a range of fitted wardrobes. To the rear elevation there is a window.

Bedroom 4

7'8" x 9'0" (2.35m x 2.76m)

A large single bedroom with a window to the rear elevation.

Bathroom

7'6" x 5'7" (2.29m x 1.72m)

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

Rear Garden

To the rear of the home is a private and enclosed

garden. To the immediate rear of the home there is a patio which provides ample space for alfresco dining. This continues to a further area of patio under a covered pergola. A further patio is found to the rear of the garden and provide space for a useful storage shed. The remainder of the garden has been laid to lawn and to the side elevation there is a gate which provide a pedestrian access to the front.

Front Garden

To the front of the home is a private and enclosed garden. Enclosed by a combination of fencing and hedges. The front garden has in the main being laid to a gravel stone. A paved pathway gives access to the front door.

On Street Parking

On street parking is available on a first come first serve basis.

Construction Type

The property is of non-standard construction and checks with your mortgage lender should be made.

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



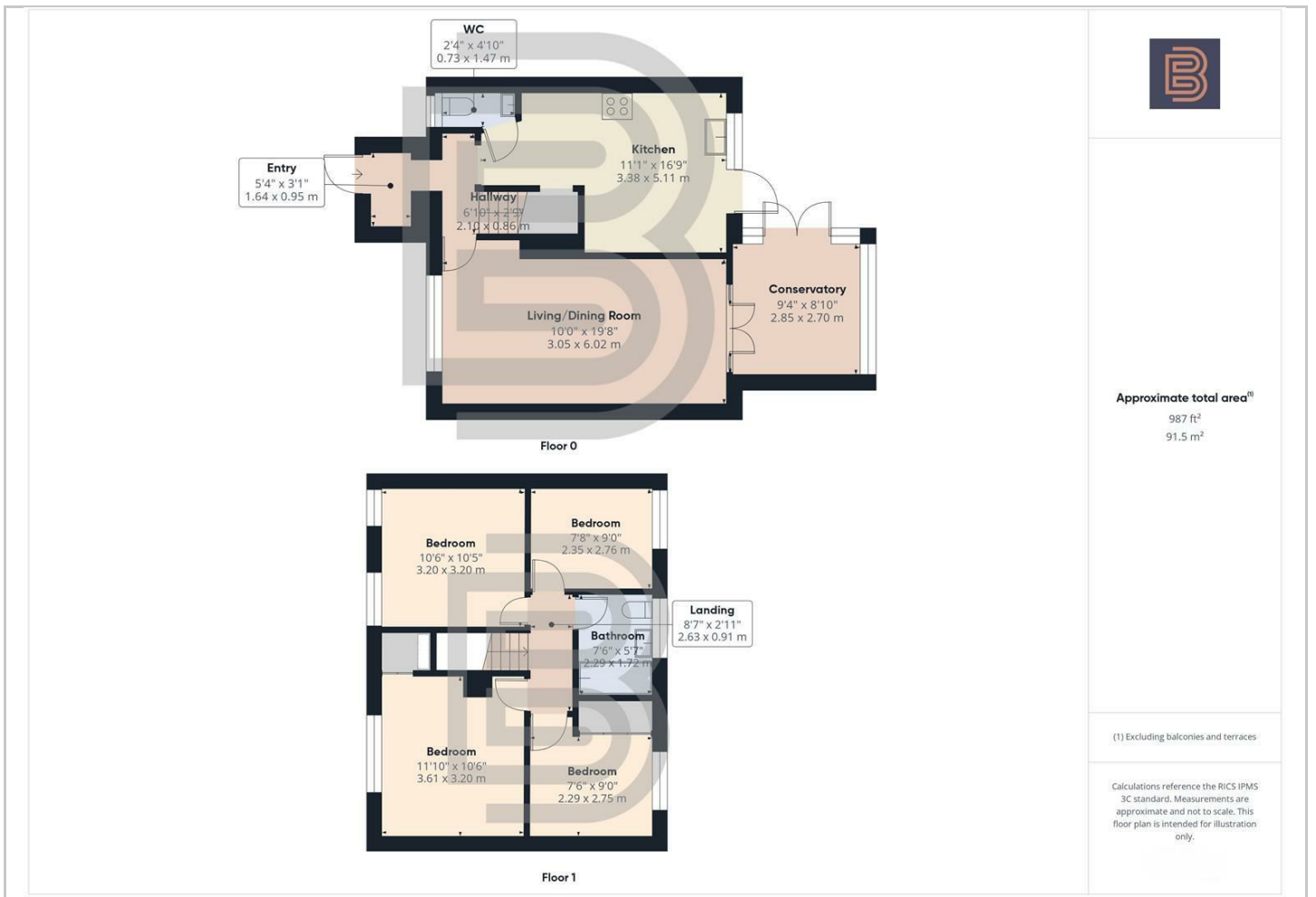
Hybrid Map



Terrain Map



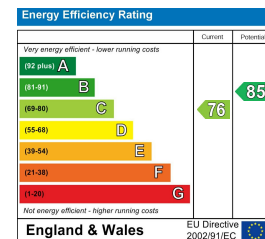
Floor Plan



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.



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