



Ellis Brooke



3 Bracken Drive

, Rugby, CV22 6SL

Asking price **£210,000**



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Summary

A two bedroom semi detached home with a private rear garden and garage, offered with no onward chain. The accommodation includes a lounge diner, kitchen, two double bedrooms and a bathroom. Further benefits include off road parking for several vehicles, gas central heating and double glazing.

Location

Positioned between Rugby town centre and Bilton village, the property is well placed for local shops, schools and nearby parks. Rugby railway station is around a five minute drive away.

Lounge/Diner

12'0 x 17'2 (3.66m x 5.23m)

Enter via uPVC door. uPVC double glazed window to the front elevation. Radiator. Door to understairs cupboard. Stairs to first floor. Opening into:

Kitchen

12'1 x 7'0 (3.68m x 2.13m)

With a range of base and eye level units and roll top worksurfaces. Built in gas hob, cooker and extractor fan. Built in one and a half sink with drainage board and mixer tap. Space and plumbing for washing machine, space for fridge. Door into garden. Radiator. uPVC window to rear elevation.

Stairs and Landing

Loft access. Doors to further accommodation.

Bedroom One

12'0 x 8'9 (3.66m x 2.67m)

uPVC window to the front elevation. Radiator.

Bedroom Two

12'0 x 6'11 (3.66m x 2.11m)

uPVC window to rear elevation. Radiator.

Bathroom

8'9 x 4'10 (2.67m x 1.47m)

Single bath and shower over. Wash hand basin with mixer tap built into vanity unit. Low flush wc. uPVC obscure window to the side elevation. Towel rail.

Rear garden

Mainly laid to lawn with patio area and double gates leading to front. Fencing to boundaries.

Garage

Detached single garage in the rear garden.

Front and Driveway

Block paved driveway leading to the rear garden and front door.



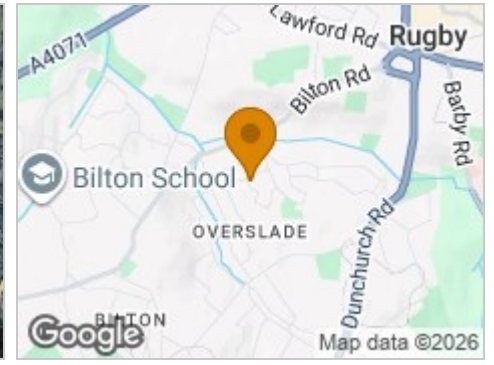
Road Map



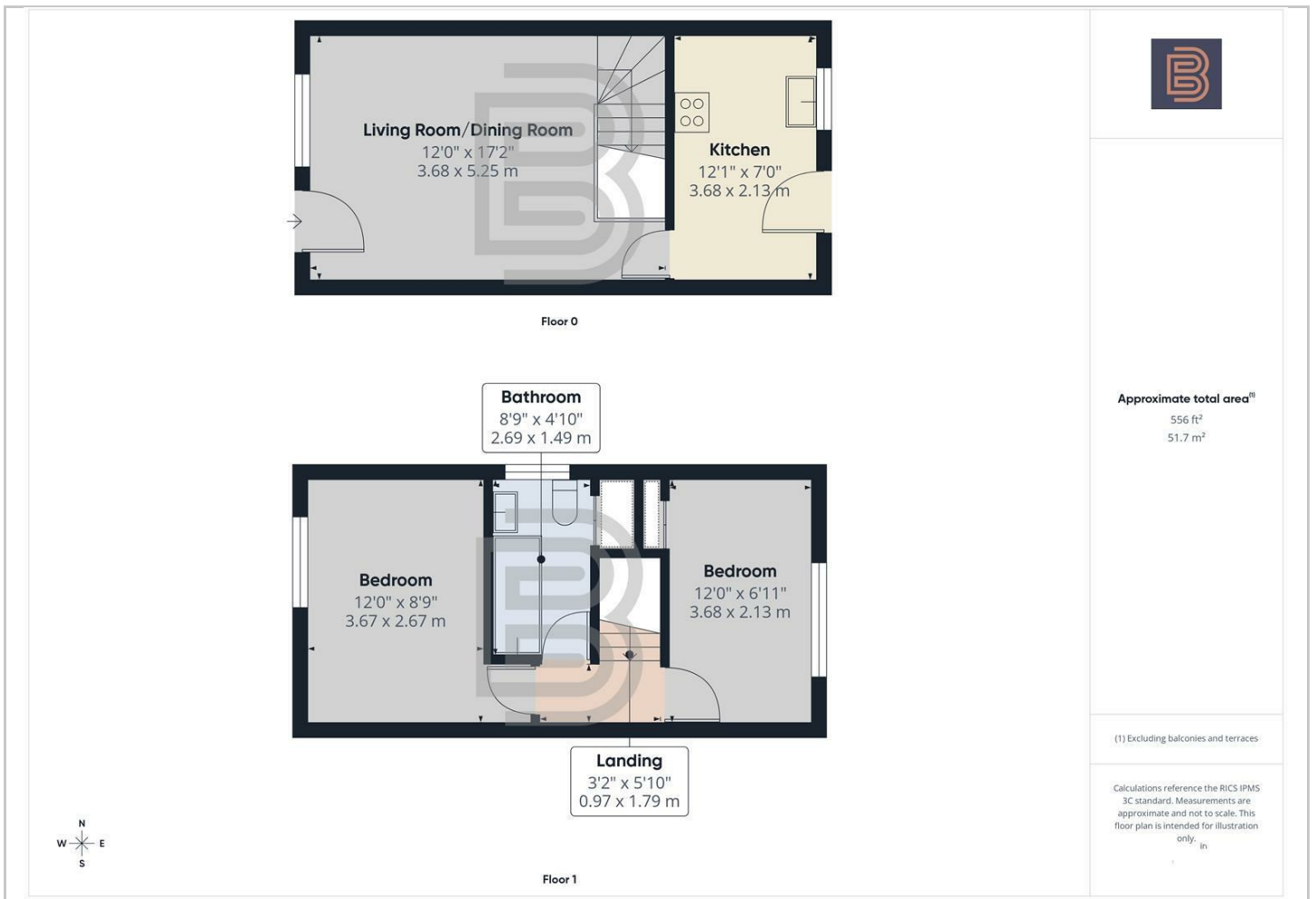
Hybrid Map



Terrain Map



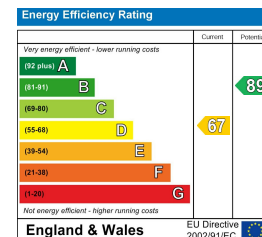
Floor Plan



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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