



# Ellis Brooke



## 29 Ilmer Close

Strawberry Fields, Rugby, CV21 1TY

**Guide price £210,000**



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## Hallway

Double glazed front door. Wood effect flooring. Radiator. Stairs to first floor. Door to Lounge.

## Lounge

Double glazed window to the front aspect. Radiator. Wood effect flooring. Door to Kitchen.

## Kitchen

Double glazed window and door to the Rear Garden and Patio. Wood effect flooring. Radiator. Range of base and eye level units with work surfaces over and tiling to splashbacks, Stainless steel sink/drainer. Wall mounted Worcester Combination boiler (installed 2021). Integrated cooker with gas hob and extractor. Space for fridge/freezer. Space and plumbing for washing machine.

## Landing

Doors off to both bedrooms and bathroom. Loft access hatch. Storage cupboard.

## Bedroom One

Double glazed window to the front aspect. Radiator. Fitted wardrobe.

## Bedroom Two

Double glazed window to the rear aspect. Radiator. Built in cupboard.

## Bathroom

Double glazed window to the rear aspect. Radiator. Panelled bath with shower over. Pedestal wash hand basin. Low flush WC. Extractor.

## Front Garden

Lawned area with hedge border. Space for bins. Paving leading to canopy porch and front door. Small slate border.

## Parking

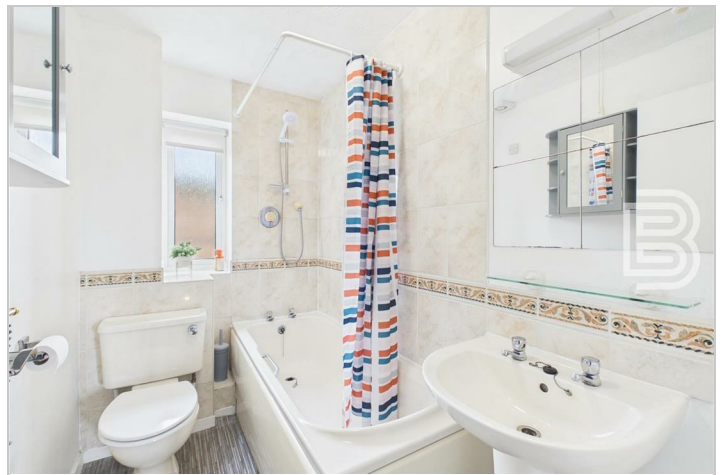
Space for Two Cars.

## Rear Garden

Enclosed primarily by timber fencing. Full width patio leading onto lawned area with some small borders and slab hard-standings.

## 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



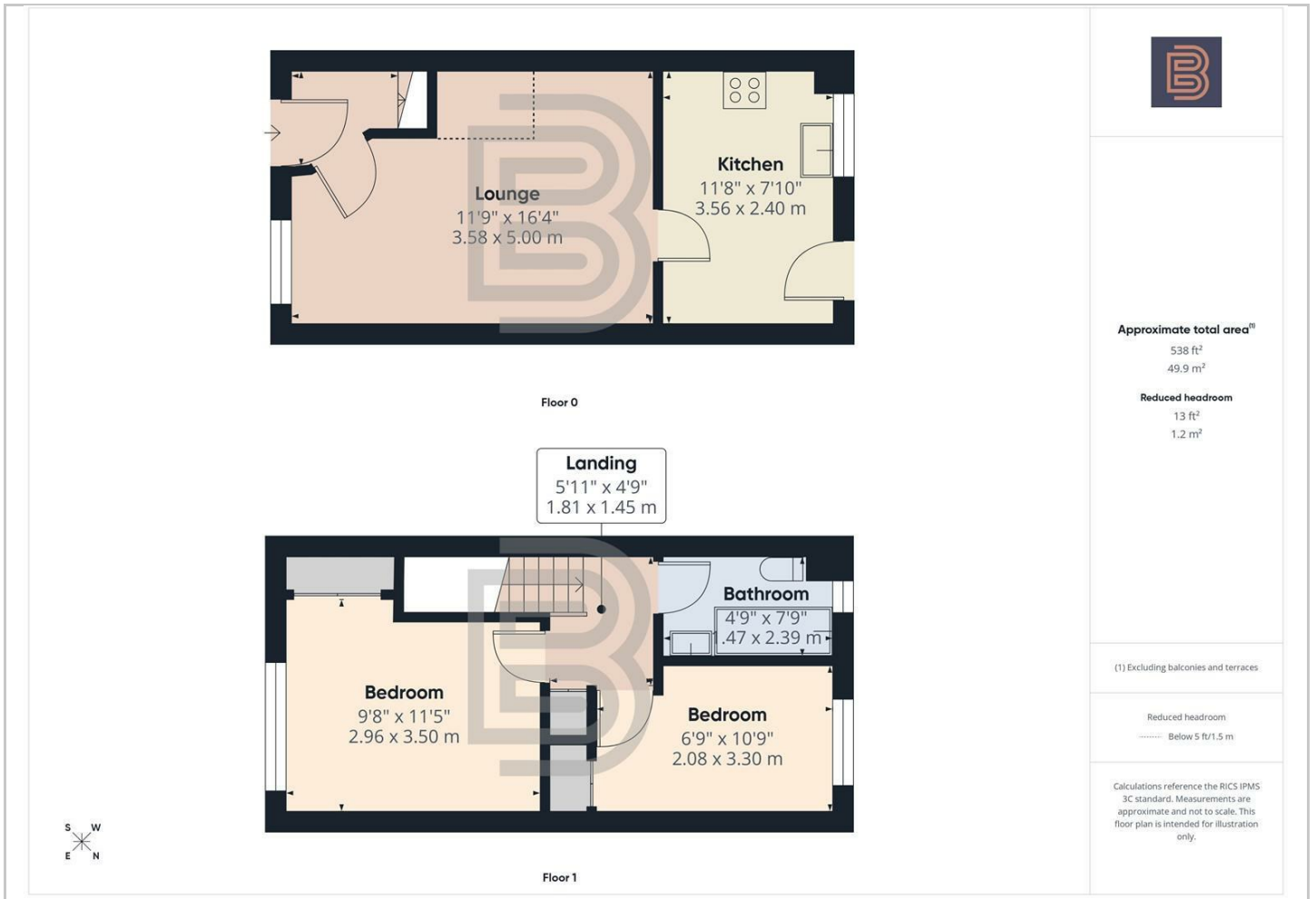
Hybrid Map



Terrain Map



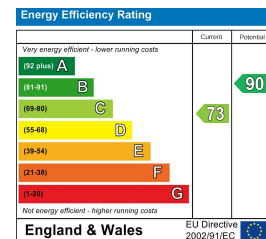
Floor Plan



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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