



Ellis Brooke



73 Berrybanks

, Rugby, CV22 7JJ

Guide price £225,000



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Entrance Hall

Accessed under a covered storm porch and through a composite front door. The entrance hall benefits from a useful under stairs storage cupboard and in addition there are stairs that rise to the first floor and doors which provide access through to all ground floor accommodation.

Lounge Diner

14'10" x 12'7" (4.54m x 3.85m)

A spacious room occupying the whole rear elevation of the property with a tiled floor throughout. There is a window and double opening doors to the rear elevation which provide a view over and give access to the garden. The room is neatly defined into two separate areas of living and dining.

Kitchen

7'9" x 9'3" (2.38m x 2.82m)

The kitchen comprises of a range base and eye level units with a complementary worktop over. Within the kitchen there is a fitted electric oven with four gas hob and extractor fan over. There is space and plumbing for a tall fridge freezer and washing machine. To the front elevation there is a window and there is tiling to all splash back areas.

WC

3'2" x 6'2" (0.98m x 1.89m)

With a low-level flush WC and wash hand basin. To the side elevation there is a frosted window.

1st Floor Landing

The first floor landing gives access to the loft via a loft hatch, and in addition there is access to the properties airing cupboard. To the side elevation there is a window which provides the area with natural light, and in addition there are doors which provide access through to all first floor accommodation.

Bedroom 1

11'9" x 10'0" (3.59m x 3.07m)

A good sized double bedroom that has two windows to the front elevation. This bedroom further benefits from a fitted wardrobe and its own shower room.

Shower Room

2'11" x 6'2" (0.91m x 1.89m)

The shower room comprises of a wash hand basin and shower cubicle. There is tiling to all splash back areas and a wall mounted radiator.

Bedroom 2

7'10" x 10'2" (2.41m x 3.1m)

A double bedroom with a window to the rear elevation.

Bathroom

6'9" x 6'2" (2.07m x 1.9m)

With a suite that comprises a low level flush WC, wash hand basin and paneled bath with mixer shower attachment. Within the bathroom there is tiling to all splash back areas and to the rear elevation a frosted window.

Garden

To the immediate rear of the home is a patio area which provides ample space for alfresco dining. The remaining garden has been laid to lawn, there is a useful storage shed and a pedestrian door which gives access to the garage.

Driveway

To the side of the home there is a block paved driveway which provides off-road parking for one vehicle. The driveway also gives access to the properties garage. From the public highway there is a paved pathway giving access to the front door.

Garage

9'6" x 17'7" (2.92m x 5.36m)

With a manual up and over door to the front elevation. The garage has light and power connected with further storage available within the rafters. To the rear elevation there is a pedestrian door which give access to the garden.

Money Laundering Regulations

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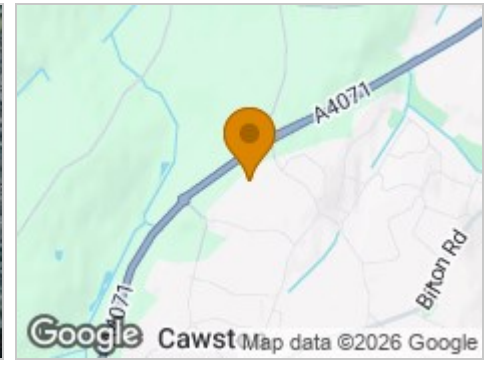
Road Map



Hybrid Map



Terrain Map



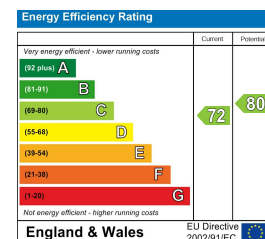
Floor Plan



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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