



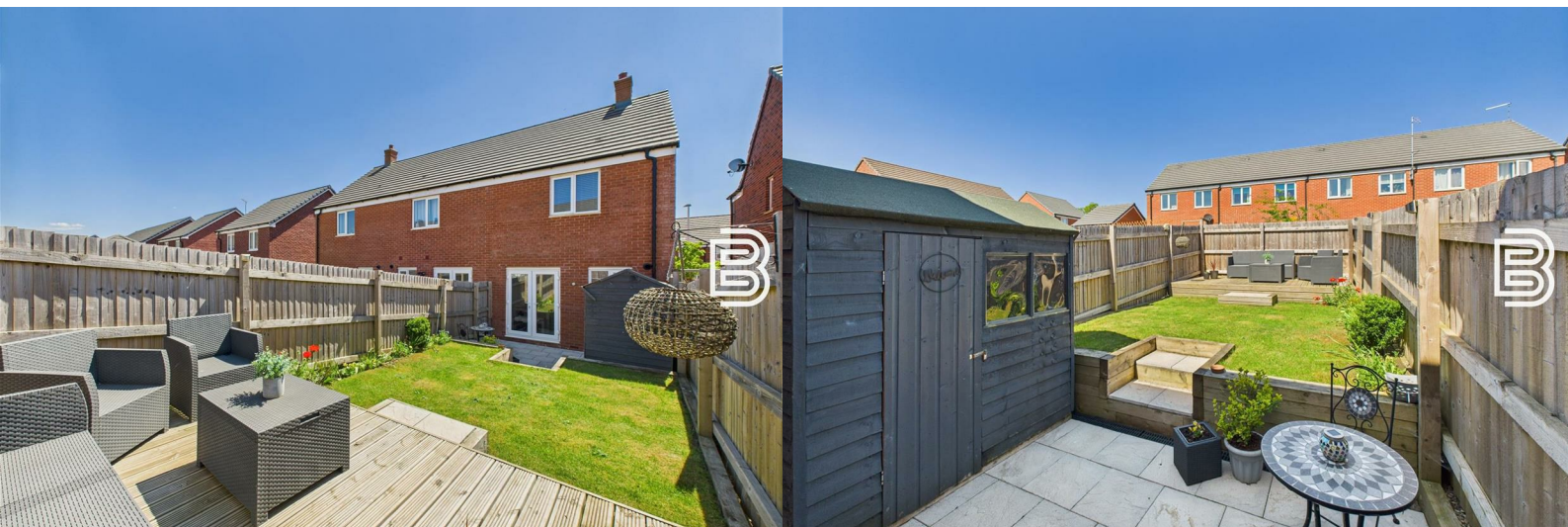
Ellis Brooke



9 Chervil Way

Coton Park, Rugby, CV23 0AD

Guide price £230,000



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Entrance Hall

Accessed under a covered storm porch and through a composite front door. The entrance hall has a door which gives access through to the living room and stairs that rise to the first floor.

Living Room

13'5" x 9'6" (4.09m x 2.9m)

With the window to the front elevation providing natural light to the room. The living room gives access to a useful under stairs storage cupboard and to the rear elevation of the room is a door which gives access through to.

Inner Hallway

The inner hallway gives access to a useful storage cupboard and in addition has doors that provide access through to.

Kitchen/Diner

8'5" x 12'8" (2.59m x 3.87m)

The kitchen area comprises of a range of base and eye-level units with a complementary worktop over. Within the kitchen there is a fitted electric oven and four ring gas hob with extra extractor fan over. In addition there is space for a washing machine and tall fridge freezer. To the rear elevation of the room is a window that provides a view over the garden and double opening doors giving access to the outside.

W/C

4'0" x 4'9" (1.23m x 1.47m)

With a low level flush WC and wash hand basin, with tiling to the splash back area. To the side elevation there is a frosted window.

1st Floor Landing

The first floor landing gives access to a useful storage cupboard as well as the loft via a loft hatch. Further to this there are doors which give access through to all first floor accommodation.

Bedroom 1

10'9" x 9'4" (3.28m x 2.87m)

A generously sized double bedroom that benefits from tasteful paneling to a feature wall. This bedroom further benefits from a fitted wardrobe with sliding mirror doors and in addition a further storage cupboard.

Bedroom 2

8'9" x 12'10" (2.69m x 3.93m)

A good sized double bedroom that has a window to the rear elevation that provides a view over the garden.

Bathroom

6'4" x 5'6" (1.94m x 1.7m)

With a suite that comprises of a low level flush WC, wash hand basin and panelled bath with mixer shower over. Within the bathroom the walls are part tiled and to the side elevation there is a frosted window.

Garden

This rear garden has been landscaped and improved by the current owners. To the immediate rear of the property is a paved patio which provides ample space for alfresco dining. Steps then lead to an area of the garden which has been laid to lawn, beyond this a raised deck providing further space for outdoor seating. To the side elevation there is a pedestrian gate, which gives access to the front of the home.

Front Garden and Parking

To the front of the home there is a paved driveway which provides off-road parking for one vehicle. The remainder of the front garden has been laid to lawn with the ability of creating further parking subject to the relevant permissions. From the driveway there is a paved pathway which gives access to the front door and in addition a pedestrian gate giving access to the garden.

Service Charge

A service charge of around £175 per year is payable.

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



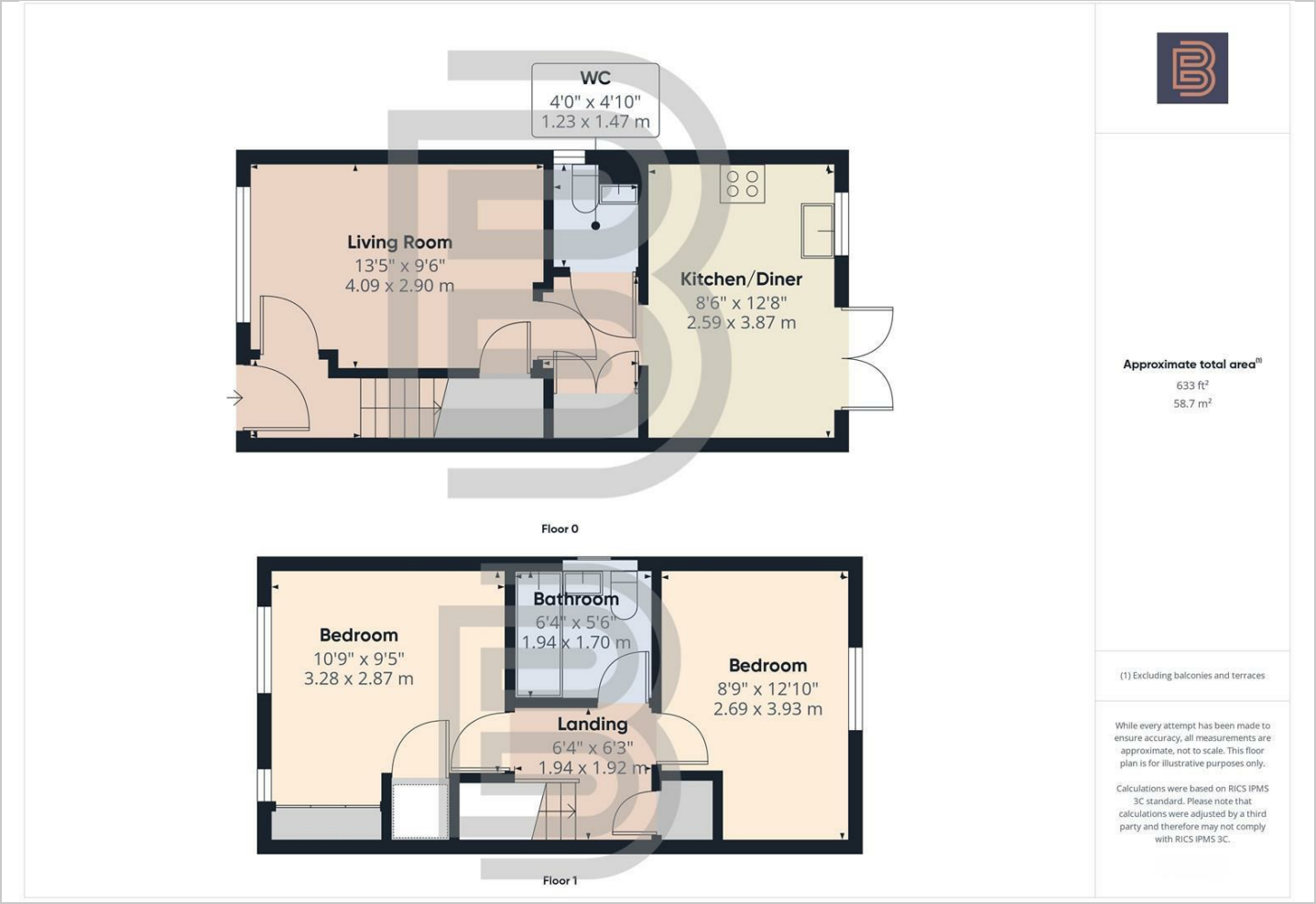
Hybrid Map



Terrain Map



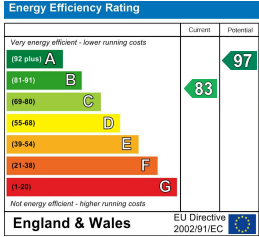
Floor Plan



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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