



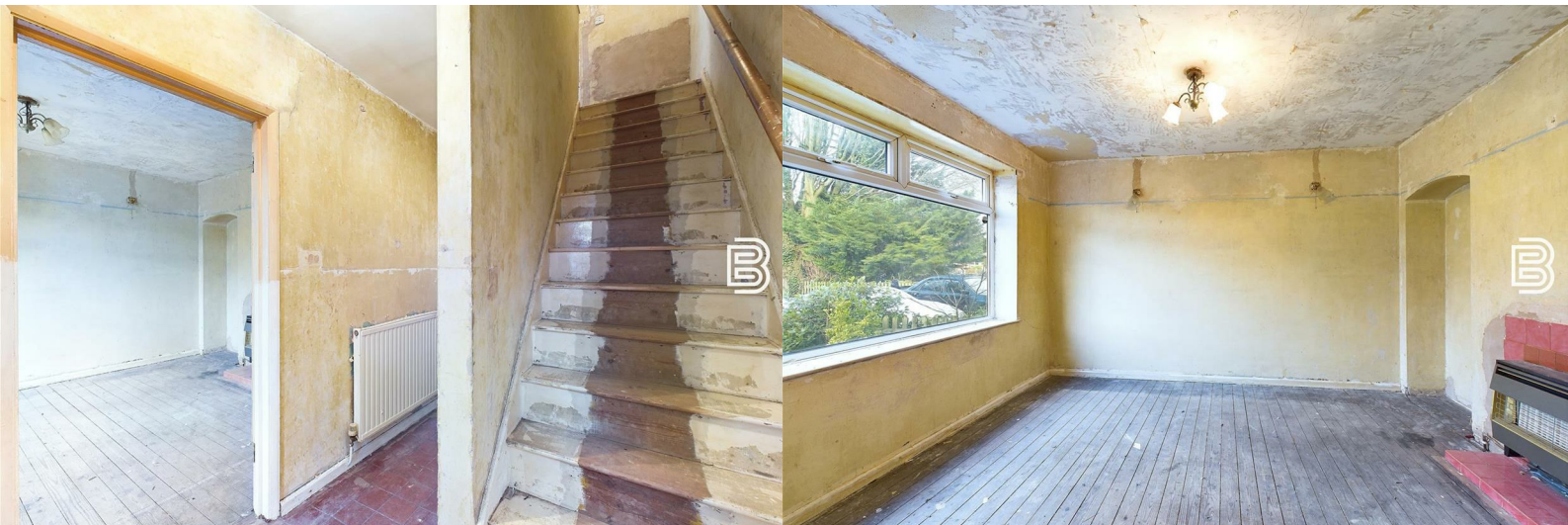
Ellis Brooke



10 Bond End

Monks Kirby, Rugby, CV23 0RD

Offers in excess of £250,000



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Hall

Double glazed front door. Doorways off to Lounge & Kitchen. Stairs to first floor. Storage cupboard. Under stairs area. Tiled floor. Radiator.

Lounge

12'5" x 11'9" (3.78m x 3.58m)

Double glazed window to the front aspect. Radiator. Fireplace area.

Breakfast Kitchen

18'6" x 8'5" (5.64m x 2.57m)

Two double glazed windows to the rear aspect. Door into Rear Lobby. Radiator. Tiled floor. Three storage cupboards of varying sizes. Stainless steel sink with double drainer.

Rear Lobby & outhouses

Double glazed door out to patio and rear garden. Doors to Storage areas (outhouses).

The largest storage room measures 10'7" x 8'1"

Landing

Doors off to three bedrooms and bathroom. Loft access hatch. Airing cupboard housing Glow Worm combination boiler.

Bedroom One

12'6" x 9'3" (3.81m x 2.82m)

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

Bedroom Two

9'5" x 10'3" (2.87m x 3.12m)

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

Bedroom Three

9' x 7'11" max (2.74m x 2.41m max)

Double glazed window to the front. Radiator. Over-stairs cupboard.

Shower Room

7'8" x 4'7" (2.34m x 1.40m)

Double glazed window to the rear aspect. Radiator. Shower cubicle. Low flush WC. Pedestal wash hand basin.

Front Garden & Parking

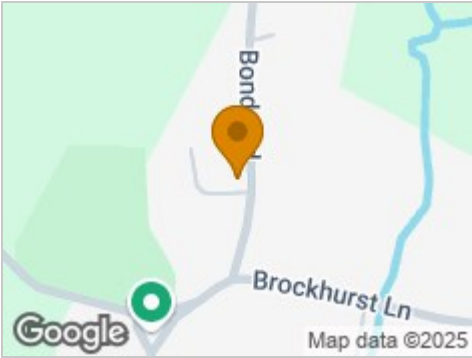
Low level metal gates. Slab-style vehicle hard-standing. Gate into rear garden. Hedge & fence borders. Primarily lawned frontage.

Rear Garden

Side gate. Initial full-width patio leading onto good size lawn area which is enclosed by bushes and some timber fencing. Pathway leading almost to the end of the garden. Borders.



Road Map



Hybrid Map



Terrain Map



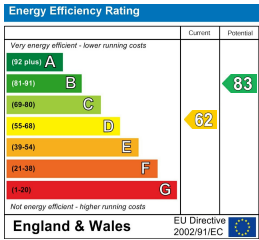
Floor Plan



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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