



Ellis Brooke



## 29 Morris Close

Newbold, Rugby, CV21 1AX

**Guide price £225,000**



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## Hallway

Composite front door. Radiator. Stairs to first floor. Under-stairs cupboard. Doors off to WC, Lounge and Kitchen.

## Guest WC

Double glazed window to the front aspect. Radiator. Low flush WC. Pedestal wash hand basin. Alarm control panel.

## Lounge

Double glazed window to the front aspect. Radiator. Electric fire (wall mounted). Dado rail.

## Breakfast Kitchen

Two double glazed windows plus a door on to the rear garden. Radiator. Full range of base and eye level units with work surfaces over and tiling to splashbacks. Stainless steel sink/drainer with mixer tap over. Integrated oven with electric hob and extractor. Space for a fridge/freezer. Space and plumbing for washing machine and another appliance (such as a dryer).

## Landing

Double glazed window to the side aspect. Doors off to all three bedrooms. Door to bathroom. Cupboard housing Vaillant combination boiler. Additional over-stairs cupboard. Loft access hatch.

## Bedroom One

Double glazed window to the rear aspect. Radiator.

## Bedroom Two

Double glazed window to the front aspect. Radiator.

## Bedroom Three

Double glazed window to the front aspect. Radiator.

## Bathroom

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

## Front Garden

Mainly laid to lawn with bark chipping border along the front and a tree.

## Driveway

Off road parking for up to 3 cars leading to single garage. Gate leading to rear garden.

## Garage

Metal up and over door. Power and light connected. Storage in the roof area. Courtesy door into garden.

## Rear Garden

Initial slab area along the width of the property. Side gate. Paved seating area. Courtesy door into the garage.

Primarily laid to lawn and enclosed by a mixture of timber fencing, wire fencing, bushes, shrubs and trees. Please note the garden will be cut back soon, as it is bigger than it looks.

## Area Information & Notes

Electrical Safety Certificate carried out 2024

Gas Safety Certificate carried out 2025

Boiler Service carried out 2025

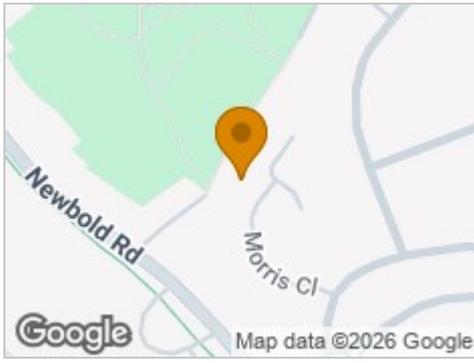
The current estate charge (payable to Orbit) is £26.74 per month

## 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.



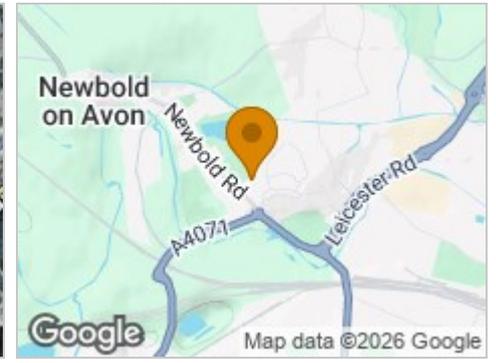
## Road Map



## Hybrid Map



## Terrain Map



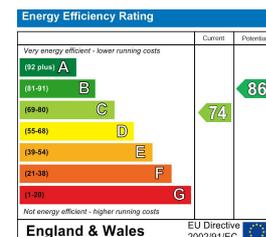
## Floor Plan



## 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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