



# Ellis Brooke



## 3 Crimson Close

Ashlawn Gardens, Rugby, CV22 5EW

**Guide price £310,000**





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## Hallway

Composite front door with central double glazed panel. Amtico flooring. Stairs to first floor. Radiator. Door to Lounge. Door to Kitchen/Diner. Door to Guest WC. Storage cupboard.

## Lounge

Dual aspect room with two double glazed windows. Radiator. Amtico flooring.

## Kitchen/Diner

Two double glazed windows plus French Doors to the patio and garden. Radiator. Amtico flooring. Full range of base and eye level units with granite work surfaces over. Under cabinet feature lighting. Integrated oven with gas hob and extractor. Integrated fridge and freezer. Integrated dishwasher. Integrated washing machine. Inset stainless steel sink with mixer tap and water filter. Tiling to splashbacks. Cupboard housing combination boiler.

## Guest WC

Tiled floor. Low flush WC. Pedestal wash hand basin. Radiator. Extractor. Tiling to splashbacks.

## Landing

Doors off to 3 bedrooms. Door to bathroom. Loft access hatch. Storage cupboard.

## Bedroom One

Double glazed window to the side aspect. Radiator. Door to En-Suite. Wood effect flooring.

## En-Suite

Double glazed window to the aspect. Heated towel rail. Fully tiled double shower cubicle. Tiled floor. Low flush WC. Pedestal wash hand basin. Fully tiled walls. Shaver point. Extractor.

## Bedroom Two

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

## Bedroom Three

Double glazed window to the garden. Radiator. Wood effect flooring.

## Bathroom

Double glazed window to the front aspect. Panelled bath with shower over and tiling to splashbacks. Low flush WC. Heated towel rail. Extractor. Pedestal wash hand basin. Tiled floor. Fully tiled walls.

## Frontage

Shallow low maintenance frontage with small canopy porch and slabs to front door. Shrubs and pebbles.

## Driveway

Located to the side of the property. Parking for 2 cars. Gate into garden.

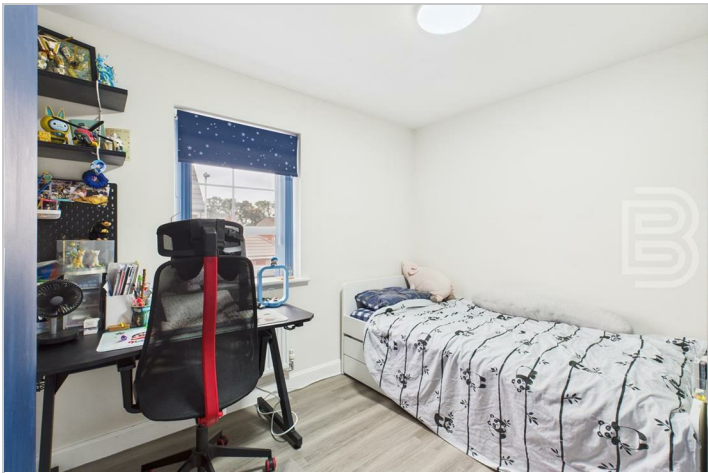
## Garden

Enclosed by brick wall and timber fence. Gate onto parking. Primarily with with slabs. Central lawned area with stepping stones. Shed with hard-standing.

Money Laundering Regulations

Tel: 01788 221242

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



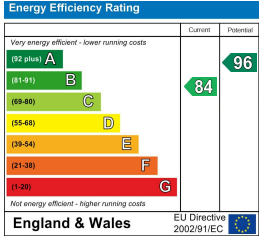
Floor Plan



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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