



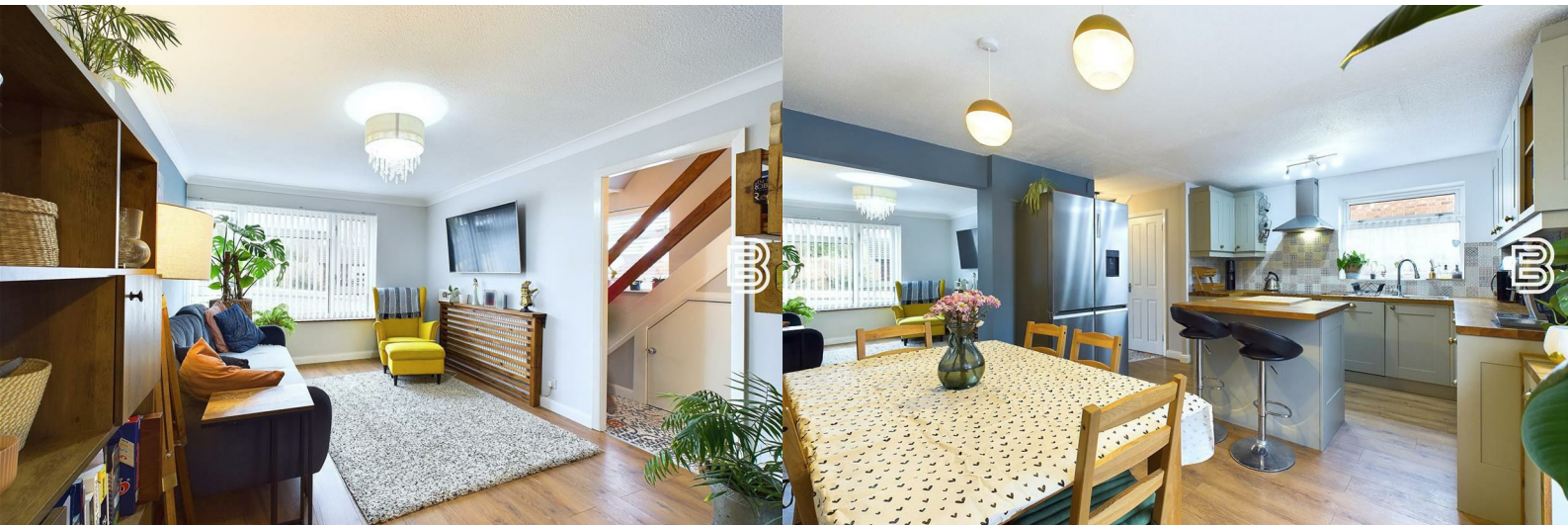
Ellis Brooke



21 Ambleside

, Rugby, CV21 1JB

£285,000



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Porch

Composite door. Coat and shoe space. Double glazed door into Hallway. Tiled floor. Inset spotlight. Double glazed window to the side.

Hallway

Double glazed window to the side aspect. Stairs to first floor. Doors to Lounge, Kitchen and WC. Under-stairs cupboard (with space and plumbing for washing machine). Radiator.

WC

Double glazed window to the side aspect. Low flush WC. Corner wash hand basin with storage. Tiling to splashbacks. Heated towel rail.

Lounge

14'3" x 10'5" (4.34m x 3.18m)

Double glazed window to the front aspect. Opens into Kitchen/Diner. Wall mounted radiator. Wood effect flooring.

Kitchen/Diner

16'9" x 13'4" (5.11m x 4.06m)

Double glazed window to the side aspect and sliding patio doors to rear garden. Radiator. Full range of base and eye level units with wooden work surfaces over. Stainless steel sink/drainers with mixer tap. Space for large fridge/freezer. Integrated oven and hob plus extractor, integrated dishwasher. Island with cupboards and pop-up power bank. Wood effect flooring.

Landing

Doors off to all three bedrooms plus shower room. Cupboard housing Worcester combination boiler. Double glazed window to the side aspect. Loft access hatch. Wood effect flooring.

Bedroom One

14'5" x 9'9" (4.39m x 2.97m)

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

Bedroom Two

11' x 10'4" (3.35m x 3.15m)

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

Bedroom Three

9'4" x 6'10" max (2.84m x 2.08m max)

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

Shower Room

Double glazed window to the rear aspect. Fully tiled walls. Enclosed shower cubicle. Wash hand basin set into vanity unit. Low flush WC. Heated towel rail. Extractor.

Driveway

Block paved and providing side-by-side parking with double gates down the side (leading to the garden and garage)

Garage

Single detached garage with metal up and over door. Power connected.

Garden

Tel: 01788 221242

Recently landscaped to include covered seating area with porcelain tiles, sandstone patio and path leading to base of garden. Enclosed by timber fencing with central lawned section and space behind the garage for storage area.



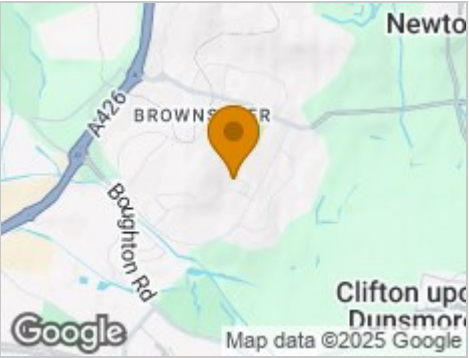
Road Map



Hybrid Map



Terrain Map



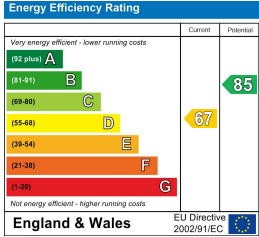
Floor Plan



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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