



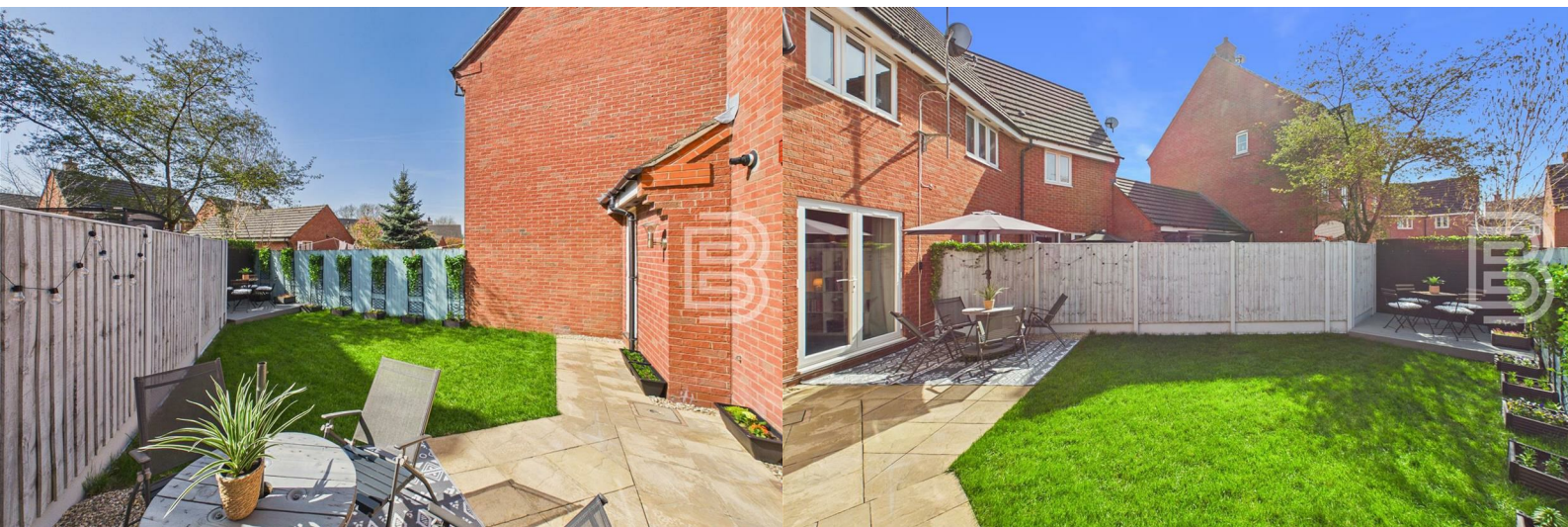
Ellis Brooke



26 Tee Tong Road

Long Lawford, Rugby, CV23 9DD

**Guide price £260,000**



# 26 Tee Tong Road

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## Entrance Hall

There are stairs that rise to the first floor and in addition doors which give access through to all ground floor accommodation.

## Living Room

16'6" x 10'5" (5.04m x 3.2m)

A very spacious living room that benefits from dual aspect windows to both the front and rear elevations, to the rear these are double opening doors which give access to the garden. The room provides ample space as both a sitting room and dining room. In addition there is access to a useful under stairs storage cupboard.

## Kitchen

8'5" x 10'0" (2.58m x 3.07m)

The kitchen comprises of a range of base and eye level units with a complementary worktop over. Within the kitchen there is a fitted electric oven with a four ring electric hob and extractor fan over. In addition there is space and plumbing for a washing machine, dishwasher and tall fridge freezer. To the rear elevation of the room there are windows and a door which gives a view over and access to the garden.

## WC

6'5" x 3'1" (1.96m x 0.96m)

With a low level flush WC and wash and basin. The room benefits from a frosted window to the front elevation. There is a wall mounted radiator.

## 1st Floor Landing

The first floor landing benefits from a window to the front elevation that provides the area with natural light. The landing gives access to the properties

airing cupboard. Further to this there are doors which provide access through to all first floor accommodation.

## Bedroom 1

10'5" x 9'1" (3.18m x 2.79m)

A good sized double bedroom that benefits from a window to the rear elevation, providing a view over the garden. This bedroom further benefits from its own en suite.

## Ensuite

8'1" x 4'4" (2.47m x 1.34m)

With a suite that comprises a low-level flush WC, wash hand basin and shower cubicle. Within the en suite the walls are part tiled and there is a wall mounted radiator.

## Bedroom 2

8'6" x 9'4" (2.61m x 2.87m)

A double bedroom with a window to the rear elevation, providing a view over the garden.

## Bedroom 3

8'9" x 5'9" (2.68m x 1.76m)

A spacious single bedroom that benefits from a fitted storage cupboard. To the front elevation there is a window and in addition access to the loft is obtained via a loft hatch.

## Bathroom

6'2" x 7'3" (1.9m x 2.23m)

With a suite that comprises a low level flush WC, wash hand basin and paneled bath with shower over. Within the bathroom there is a frosted window to the front elevation, the walls are part tiled and there is a wall mounted radiator.

## Rear Garden

To the rear of the property is a private and enclosed garden, enclosed by fencing to all elevations. To the immediate rear of the property is a good size patio, which provides ample space for outdoor seating and alfresco dining. Further to this an area of garden has been laid to lawn within an additional raised deck area to the rear elevation, providing additional seating space. From the garden there is a pedestrian door into the garage.

## Front

To the front of the property there is an area of garden set behind iron railings. In the main the front garden has been laid to lawn, and there are some mature shrubs dispersed throughout. From the public highway there is a paved pathway which gives access to the front door, there is an additional area which has been laid to slate style chippings and a small tarmac driveway provides access to the garage.

## Garage

16'4" x 8'3" (4.99m x 2.53m)

The garage has a manual up and over door to the front elevation, there is light and power connected.

Within the garage further storage is available within the rafters.

## 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.

## Agents Note - Service Charge

It should be noted a service charge of around £50 is payable each 6 months.



## Road Map



## Hybrid Map



## Terrain Map



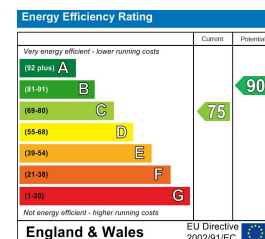
## Floor Plan



## 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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