



Ellis Brooke



16 Cressida Way

Cawston, Rugby, CV22 7WH

Guide price £260,000



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Hallway

Composite front door with double glazed panel. Stairs to first floor. Door to Guest WC. Door to Lounge/Diner Under-stairs cupboard. Opens into Kitchen. Radiator Wood panelling to some walls.

Kitchen

Double glazed window to the front aspect. Sink drainer with mixer tap. Range of base and eye level units with work surfaces over. Integrated oven with gas hob and extractor. Space and plumbing for washing machine. Integrated fridge and freezer. cupboard housing combination boiler.

Guest WC

Low flush WC. Wall mounted wash hand basin. Extractor. Radiator.

Lounge/Diner

Double glazed French Door and window to the rear garden. Radiator.

Landing

Doors off to both bedrooms and bathroom. Loft access hatch. Storage cupboard. Radiator.

Bedroom One

Two double glazed windows to the rear aspect. Radiator,

Bedroom Two

Double glazed window to the front aspect. Radiator.

Bathroom

Double glazed window to the front aspect. Radiator. Storage cupboard. Panelled bath with shower over. Low flush WC. Pedestal wash hand basin. Tiling to splashbacks

Parking/Frontage

Block paved parking for 2 cars (side by side). Steps to canopy porch. Box hedging to one side.

Garden

Enclosed to all sides by timber fencing with rear gate. Initial patio with pathway leading to gate. Central lawned area. Stone hard-standing. Four solar panels on the roof (installed when the property was built)

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



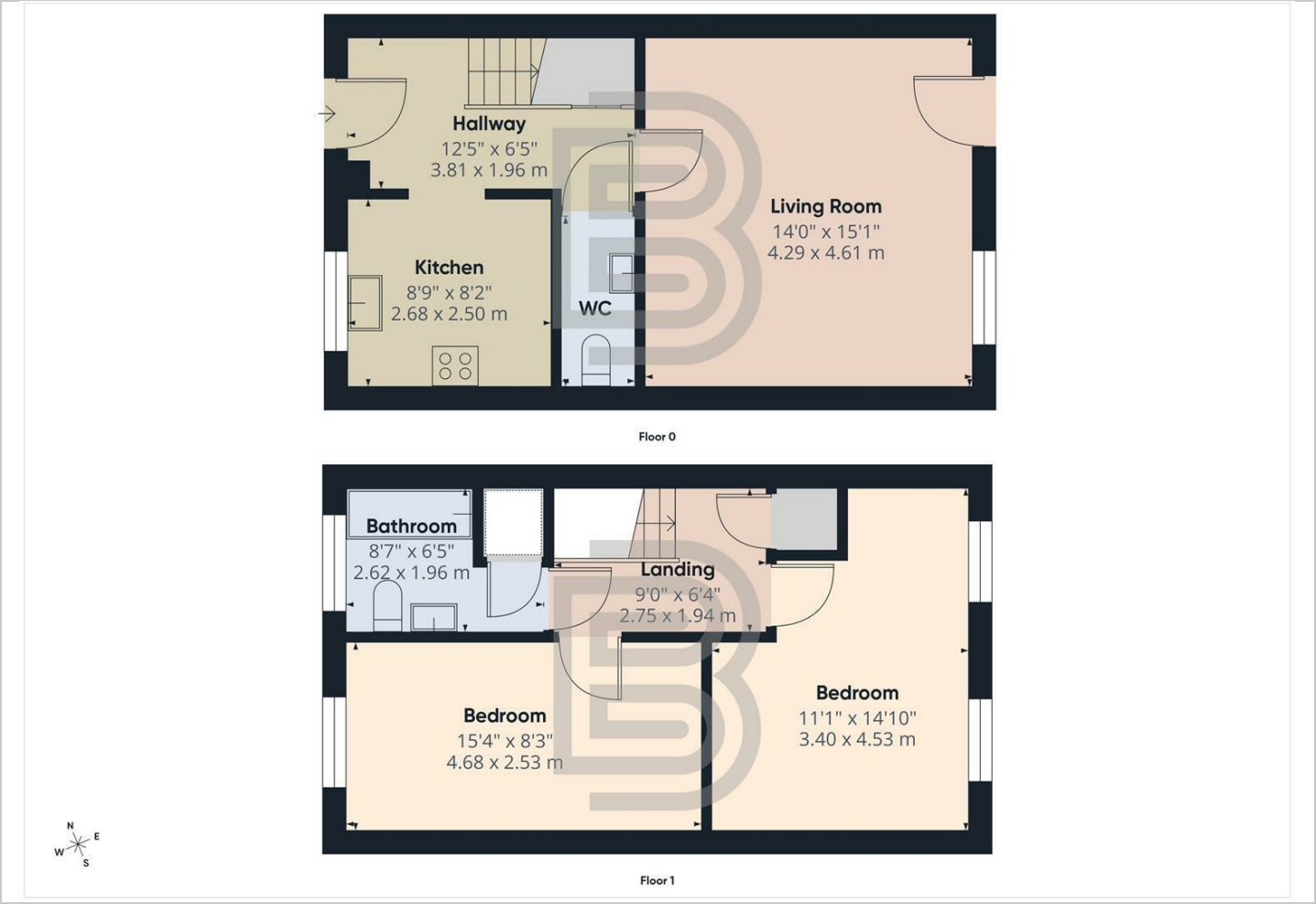
Hybrid Map



Terrain Map



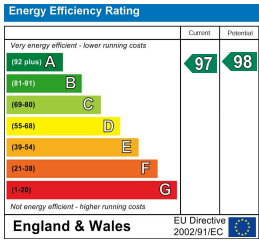
Floor Plan



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.

