



# Ellis Brooke



## 11 South Road

Clifton Upon Dunsmore, Rugby, CV23 0BY

**Guide price £265,000**



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## Entrance

uPVC front door and double glazed window. Doors off to Kitchen and Lounge plus a storage cupboard (housing meters plus space for a small appliance)

## Kitchen

Double glazed door and window to the side aspect. Shallow pantry style cupboard. Range of base and eye level units with work surface over. Sink/drainage with mixer tap. Space for cooker. Space for under counter fridge. Space and plumbing for washing machine. Serving hatch. Radiator.

## Lounge

Double glazed window to the front aspect. Stairs to first floor. Door into Dining Room. Door into Inner Lobby. Radiator. Electric fire with surround.

## Dining Room

Has previously been used as an additional downstairs bedroom if required. Double glazed window to the rear aspect. Door to inner lobby. Radiator. Airing cupboard.

## Inner Lobby

Doors off to Bedroom and Bathroom.

## Bedroom

Double glazed window to the rear aspect. Radiator.

## Shower Room

Double glazed window to the side aspect.

Heated towel rail. Fully tiled walls. Low flush WC. Pedestal wash hand basin. Fully tiled shower cubicle.

## Landing

Doors off to 2 Bedrooms. Door to WC. Door giving access to eaves/loft space (boiler also sited here)

## Bedroom

Double glazed window to the front aspect. Radiator.

## Bedroom

Double glazed window to the front aspect. Radiator.

## WC

This may have the potential to update and add a shower cubicle due to the size of the room. Metal double glazed window. Low flush WC. Pedestal wash hand basin. Radiator.

## Front Garden

Laid to lawn with paving leading to front door. Access along the side of the property into the rear garden.

## Driveway

## Garage

Metal up and over door.. Courtesy door to the side. Window to the rear.

## Rear Garden

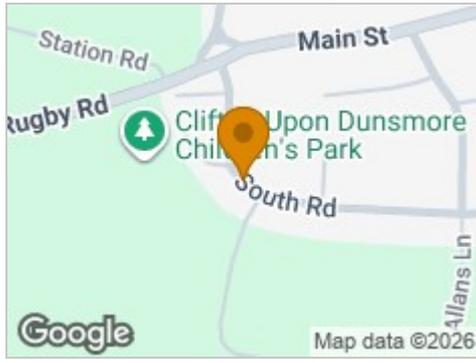
Enclosed by a mixture of timber fencing, wire fencing and hedges/bushes. Plant and shrub borders. Mainly laid to lawn.

## 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



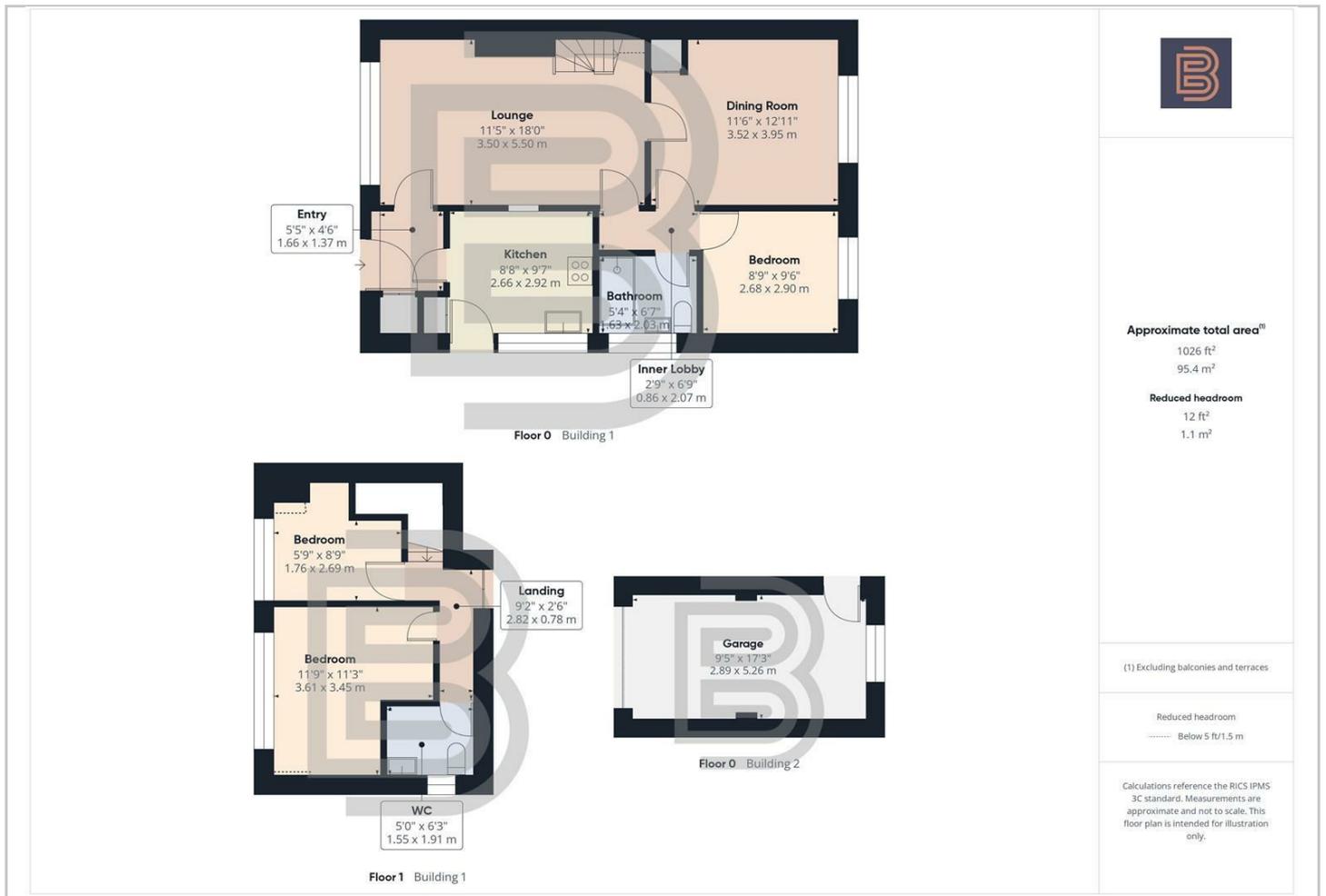
## Hybrid Map



## Terrain Map



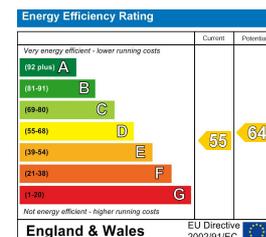
## Floor Plan



## 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.



36 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH  
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk