



Ellis Brooke



85 Maine Street

Houlton, Rugby, CV23 1AS

Guide price £315,000



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Entrance Hall

Accessed under a covered storm porch and through a composite front door. The entrance hall has stairs that rise to the first floor and doors providing access through to all ground floor accommodation.

Living Room

17'8" x 12'3" (5.39m x 3.75m)

A spacious room that occupies the rear elevation of the property. The room benefits from access to a useful under stairs storage cupboard, and to the rear elevation there are windows and double opening doors that provide a view over and give access to the garden.

Kitchen Dining Room

10'2" x 14'9" (3.1m x 4.5m)

The kitchen itself 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 gas hob and extractor fan over. Further to this there is space for a washing machine and tall fridge freezer. The room is neatly defined into two areas of kitchen and dining and to the front elevation is a window.

W/C

2'10" x 5'4" (0.88m x 1.63m)

With a low level flush WC and wash hand basin. There is tiling to the splash back area and to the front elevation a frosted window.

1st Floor Landing

The first floor landing gives access to the airing cupboard and access to the loft via a loft hatch. In addition there are doors giving access to all first floor accommodation.

Bedroom 1

10'2" x 10'0" (3.12m x 3.05m)

A good sized double bedroom that benefits from a large fitted wardrobe with sliding doors. There is tasteful paneling feature wall and to the rear elevation a window that gives a view over the garden. This bedroom further benefits from its own ensuite.

Ensuite

4'4" x 7'1" (1.33m x 2.16m)

With the suite that comprises a low-level flush WC, wash hand basin and shower cubicle. Within the ensuite there is tiling to all splash back areas and a wall mounted heated towel rail.

Bedroom 2

10'3" x 10'0" (3.14m x 3.06m)

A double bedroom with a larger than average window to the front elevation.

Bedroom 3

7'2" x 9'10" (2.2m x 3.02m)

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

Bathroom

7'1" x 5'7" (2.18m x 1.72m)

With a suite that comprises a push plate WC, wash hand basin and paneled bath with mixer shower over. Within the bathroom there is tiling to all splash back areas, a wall mounted heated towel rail and to the front elevation a frosted window.

Rear Garden

To the rear of the home is a private and enclosed garden, enclosed by a combination of high-level

brick walls and fencing. To the immediate rear of the home is a small patio area. The patio continues to a gate, which gives access to the driveway. The remainder of the garden has in the main been laid to lawn.

Driveway

To the side of the home is a block paved driveway, which provides ample off-road parking for three vehicles, the driveway is accessed from Shaughenssy Way. From the driveway there is a gate which gives access to the front garden and further gate giving access to the rear garden.

Front Garden

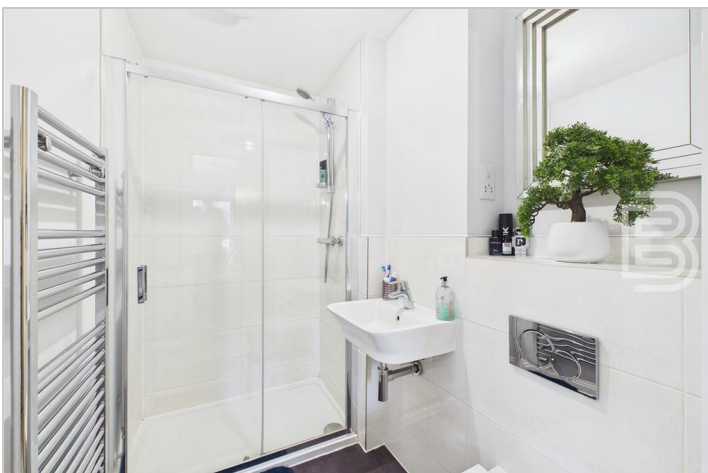
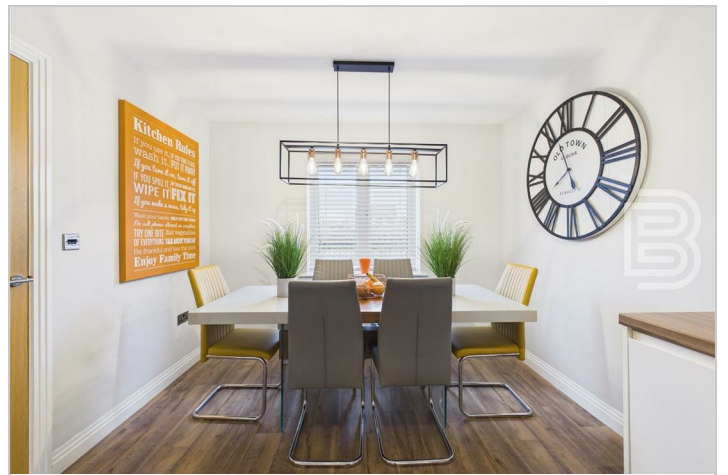
To the front of the property there is a front garden. There is a block paved pathway leading from the public highway to the front door. There is a continuation of the paved pathway where there is gated access to the driveway. Some of the front garden has been laid to a slate style chipping with some mature planting disperse throughout.

Agents Note

A service charge of approximately £330 per year is payable.

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



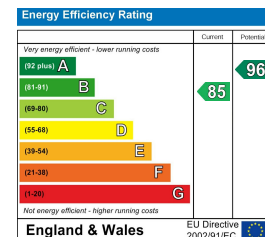
Floor Plan



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.



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