



Ellis Brooke



22 Southam Road

Dunchurch, Rugby, CV22 6NL

**Guide price £275,000**



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## Living Room

15'5 x 12'2 (4.70m x 3.71m)

Entry is via the front porch through a barn style door. Featuring an inglenook fireplace with original exposed beams, shelving and recessed spotlights. Original quarry tiled floor, two double glazed windows, one bay fronted and one to the side. Shelving under the bay fronted window. Under stairs cupboard housing meters. Stairs leading to the first floor, and a barn style door into the kitchen. Radiator.

## Kitchen

9'1 x 9'8 (2.77m x 2.95m)

Enter via a barn style door. An integrated kitchen with a range of base and eye level units and roll top work surfaces. Built in one and a half sink with drainage board and mixer tap. Built in dishwasher. Built in oven, hob, and extractor fan. Built in fridge. Exposed beams. Double glazed window to the rear elevation. Original quarry tiled floor. Radiator. Opening into:

## Utility Room

4'10 x 6'9 (1.47m x 2.06m)

Wall mounted Baxi boiler. Space and plumbing for washing machine and dryer. Work surface and wall mounted units. Double glazed window. Radiator. Tiled floor. Door into:

## Shower Room

2'8 x 6'2 (0.81m x 1.88m)

Enter via a by-fold door. Single shower with

electric shower inset and fully tiled. Low flush WC, Wash hand basin with separate taps, and extractor fan. Double glazed window to the rear. Tiled Floor.

## Landing

Double glazed window, solid oak flooring, and carpet to stairs. Doors to further accommodation. Loft hatch with ladder attached, loft is boarded with lighting.

## Bedroom One

8'4 x 13'0 (2.54m x 3.96m)

Enter via barn style door. Double glazed window, to the side and double glazed French doors to the rear elevation with Juliet balcony. Solid oak flooring and two radiators. Large cupboard/storage area with lights, power and radiator. Secondary loft space with lighting.

## Dressing Area

8'4 x 6'1 (2.54m x 1.85m)

with double glazed French doors and Juliet balcony.

## Large Cupboard

8'8 x 3'10 (2.64m x 1.17m)

cupboard/storage area with light, power, and radiator.

## En-Suite Bathroom

7'10 x 6'0 (2.39m x 1.83m)

Enter via barn style door. Single bath with separate taps and shower attachment. Low flush

WC. Wash hand basin with pedestal and separate taps. Two double glazed windows, one to the side and one to the rear elevation. Half tiled walls. Radiator.

#### Bedroom Two

6'11 x 7'10 (2.11m x 2.39m)

Enter via barn style door. Radiator. Double glazed window. Solid oak flooring.

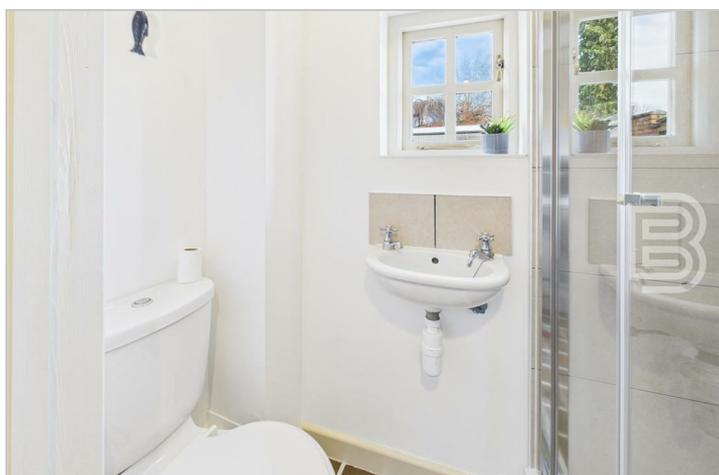
#### Rear Yard

Low maintenance walled courtyard garden laid to stone. Access alongside the property for both vehicles and on foot.

#### 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



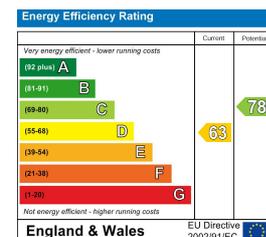
## Floor Plan



## 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



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