



# Ellis Brooke



## 88 Cymbeline Way

Woodlands, Rugby, CV22 6LA

**Guide price £280,000**





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## Porch

Part glazed wooden door with further door into Hallway. Double glazed window to the front aspect.

## Hallway

Stairs to first floor. Doors to Lounge/Diner and Kitchen. Radiator.

## Lounge/Diner

Double glazed window to the front aspect and double glazed sliding patio doors to the rear garden. Door to Kitchen. Two radiators. Brick fireplace area.

## Kitchen

Double glazed window to the rear aspect. Door to Rear Lobby/Outhouses. Range of base and eye level units with work surface over. Tiling to splashbacks. Space for cooker. Stainless steel sink/drainage. Space for fridge/freezer. Door to pantry cupboard. Space and plumbing for washing machine.

## Rear Lobby

Internal courtesy door to garage. Door to the rear garden. Wall mounted Worcester combination boiler. Door to brick built storage room and WC.

## WC

Window to the rear aspect. Low flush WC.

## Landing

Doors off to all 3 bedrooms. Door to Bathroom.

Door to WC. Double glazed window to the side aspect.

## Bedroom One

Double glazed window to the front aspect. Radiator. Built in cupboard. Loft access hatch.

## Bedroom Two

Double glazed window to the rear aspect. Radiator. Built in cupboard.

## Bedroom Three

Double glazed window to the front aspect. Radiator.

## Bathroom

Double glazed window to the rear aspect. Radiator. Panelled bath. Pedestal wash hand basin. Former airing cupboard storage space with shelving.

## WC

Double glazed window to the side aspect. Low flush WC. Half height tiling.

## Driveway

Block paved driveway leading to garage. Side access gate. Corner brick edged stone planter with various shrubs and plants.

## Garage

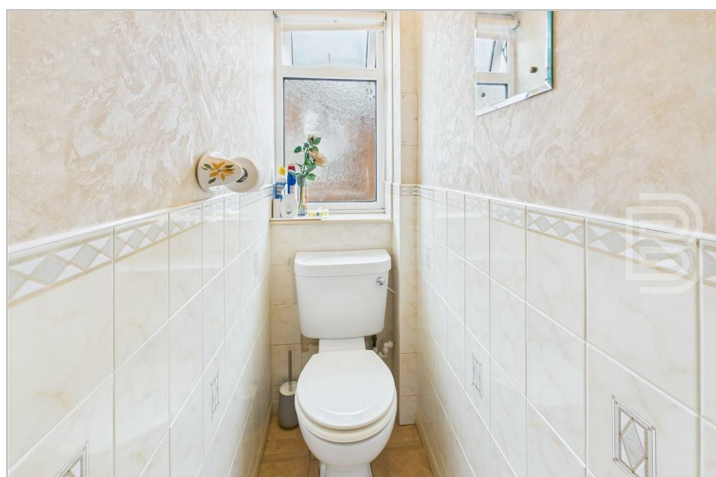
Metal up and over door. Power and light connected. Internal courtesy door.

### Rear Garden

Enclosed primarily by timber fencing and hedges. Gate to the side. Lawned area with patio and pathway. Borders. Backs onto school fields.

### 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



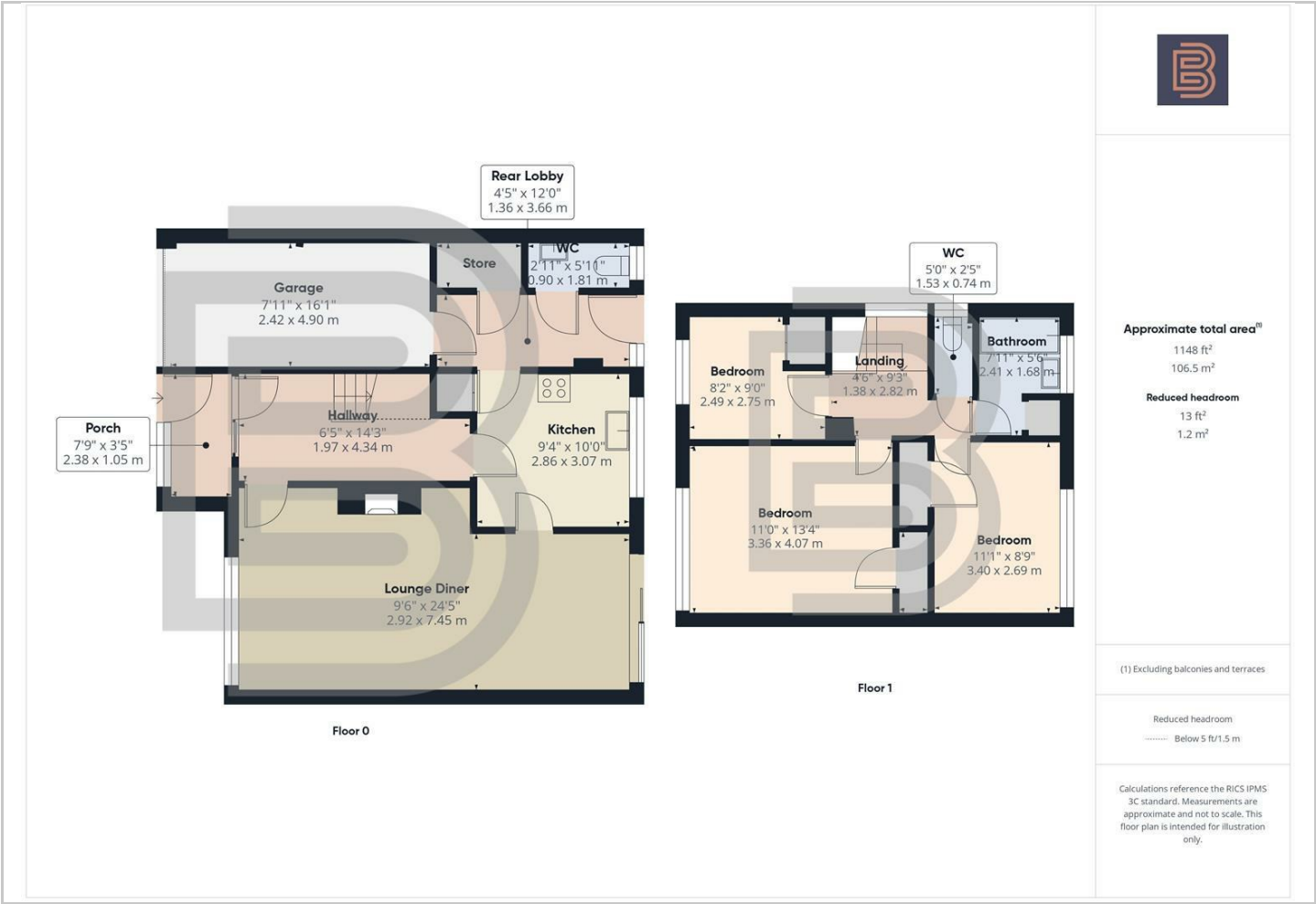
Hybrid Map



Terrain Map



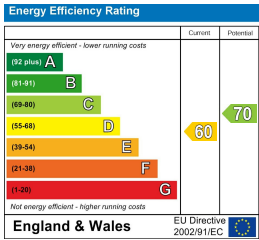
Floor Plan



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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