



# Ellis Brooke



## 73 Berrybanks

, Rugby, CV22 7JJ

**Guide price £225,000**





# 73 Berrybanks

, Rugby, CV22 7JJ

Guide price £225,000



## Entrance Hall

Accessed under a covered storm porch and through a composite front door. The entrance hall benefits from a useful under stairs storage cupboard and in addition there are stairs that rise to the first floor and doors which provide access through to all ground floor accommodation.

## Lounge Diner

14'10" x 12'7" (4.54m x 3.85m)

A spacious room occupying the whole rear elevation of the property with a tiled floor throughout. There is a window and double opening doors to the rear elevation which provide a view over and give access to the garden. The room is neatly defined into two separate areas of living and dining.

## Kitchen

7'9" x 9'3" (2.38m x 2.82m)

The kitchen comprises of a range base and eye level units with a complementary worktop over. Within the kitchen there is a fitted electric oven with four gas hob and extractor fan over. There is space and plumbing for a tall fridge freezer and washing machine. To the front elevation there is a window and there is tiling to all splash back areas.

## WC

3'2" x 6'2" (0.98m x 1.89m)

With a low-level flush WC and wash hand basin. To the side elevation there is a frosted window.

## 1st Floor Landing

The first floor landing gives access to the loft via a loft hatch, and in addition there is access to the properties airing cupboard. To the side elevation there is a window which provides the area with natural light, and in addition there are doors which provide access through to all first floor accommodation.

## Bedroom 1

11'9" x 10'0" (3.59m x 3.07m)

A good sized double bedroom that has two windows to the front elevation. This bedroom further benefits from a fitted wardrobe and its own shower room.

## Shower Room

2'11" x 6'2" (0.91m x 1.89m)

The shower room comprises of a wash hand basin and shower cubicle. There is tiling to all splash back areas and a wall mounted radiator.

## Bedroom 2

7'10" x 10'2" (2.41m x 3.1m)

A double bedroom with a window to the rear elevation.

## Bathroom

6'9" x 6'2" (2.07m x 1.9m)

With a suite that comprises a low level flush WC, wash hand basin and paneled bath with mixer shower attachment. Within the bathroom there is tiling to all splash back areas and to the rear elevation a frosted window.

### Garden

To the immediate rear of the home is a patio area which provides ample space for alfresco dining. The remaining garden has been laid to lawn, there is a useful storage shed and a pedestrian door which gives access to the garage.

### Driveway

To the side of the home there is a block paved driveway which provides off-road parking for one vehicle. The driveway also gives access to the properties garage. From the public highway there is a paved pathway giving access to the front door.

### Garage

9'6" x 17'7" (2.92m x 5.36m)

With a manual up and over door to the front elevation. The garage has light and power connected with further storage available within the rafters. To the rear elevation there is a pedestrian door which give access to the garden.

### 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.



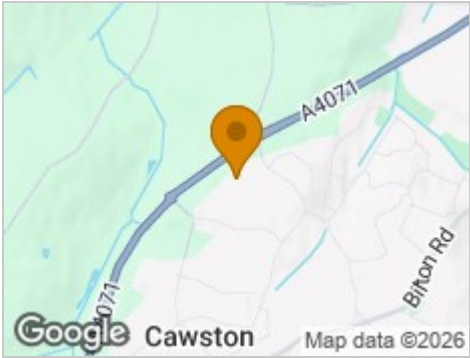
Road Map



Hybrid Map



Terrain Map



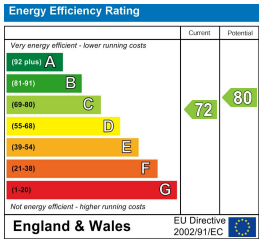
Floor Plan



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 firms 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