Ellis Brooke



44 School Street

Dunchurch, Rugby, CV22 6PA

Offers in excess of £200,000

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Dunchurch, Rugby, CV22 6PA

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Living Room
Original wooden front door. Original leaded window to the front aspect. Quarry tiled threshold. Inglenook with fireplace and original bread oven. Door into Dining Room. Door to Stairwell. Door to Conservatory.

Dining Room
Original wooden leaded window to the front aspect. Part glazed door into Kitchen.

Kitchen
Double glazed windows to the garden. Part glazed door into Conservatory. Door into Shower Room. Range of base and eye level units with work surfaces over. Tiling to splashbacks. Space for cooker. Space for fridge/freezer. Space and plumbing for washing machine. Stainless steel sink/drainer with mixer tap.

Shower Room
Double glazed window to the rear aspect. Heated towel rail. Cupboard housing water tank. Enclosed shower cubicle. Pedestal wash hand basin. Low flush WC. Fully tiled.

Conservatory
Double glazed windows and door to the garden. Dwarf wall.

Stairwell
Winds up to main bedroom. Small window into Conservatory.

Bedroom One
Windows to the front and rear. Original latch and brace wooden door to additional bedroom. Original beams. Decorative cast iron fireplace.

Bedroom Two
Windows to the front and rear aspects. Original wood floor. Original beams.

Frontage
Thatched canopy porch and shallow fore-garden with hedge. Access to the rear garden via the left hand neighbouring garden.

Garden
Larger than average garden enclosed primarily with timber fencing. Access gate with right of way over one neighbouring property. Initial patio/hard-standing with gated covered storage area alongside the shower room. Lawned area with concrete pathway along one side. Borders. Stone planter area. Greenhouse with further shrubs plus garden shed, plants, flowers and borders.

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



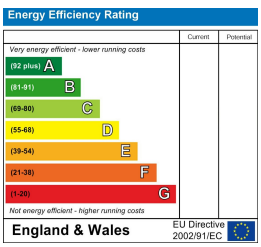
Floor Plan



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.

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