



Ellis Brooke



35 The Crescent

Brinklow, Rugby, CV23 0LG

Guide price £282,500



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Porch

Wooden part glazed front door. Small cupboard. Door into Living Room plus small internal window.

Living Room

Cosy lounge with attractive open brick fireplace and original beams. Wooden led window to the front aspect. Door into Kitchen and door to Inner Hallway. Electric heater.

Breakfast Kitchen

Two windows and a door to the garden. Range of base and eye level units with tiled work surface over. Composite sink drainer with mixer tap. Integrated double oven. Electric hob. Space and plumbing for washing machine. Space for fridge/freezer. Under counter space for a further appliance. Inset spotlights.

Inner Hallway

Good size inner hallway with window overlooking the rear of the property, ideal for additional storage with under-stairs cupboard. Stairs to first floor. Electric heater.

Landing

Doors off to both bedrooms and shower room. Airing cupboard. Wood panelling.

Bedroom One

Good size double bedroom. Wooden led window to the front aspect. Electric heater. Small loft access hatch. Original Tudor beams.

Bedroom Two

Wooden led window to the rear aspect overlooking the pretty, private garden. Electric heater. Original beams.

Shower Room

Wooden window to the rear aspect. Electric heater. Large enclosed shower cubicle. Low flush WC. Wash hand basin set into vanity unit. Electric heater. Extractor. Electric heated towel rail.

Garden

Private low maintenance garden. Fully enclosed by timber fencing. Gate in the corner giving private access round to garage area. Set over two tiers. Flagstone seating areas. Painted shed. Borders. Trellis. Mainly block paved. Additional covered storage area to the side of the cottage.

Garage

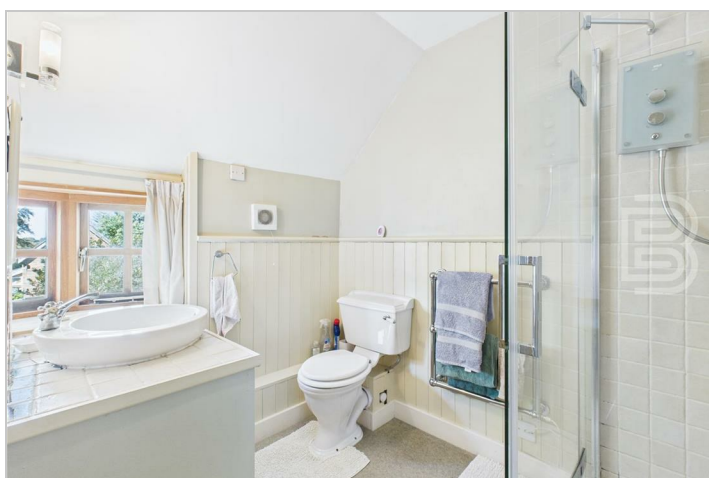
Single secure garage with wooden doors and space to park a car inside. Accessed alongside the neighbouring cottage. Please note : No parking provision is available in front of the garage.

Frontage

Perfectly set back from the road and looks across the grass verge planted with trees - opposite the Revel Brinklow (Reception age) site. Also within view is St. John The Baptist Church and the protected site of the former Brinklow Castle. Pathway leading to main village amenities to include, post office, village store, cafe & pubs.

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



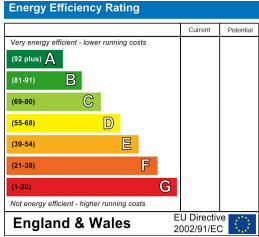
Floor Plan



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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