Ellis Brooke

14 Overbecks Close

, Rugby, CV22 7DN

Asking price £270,000

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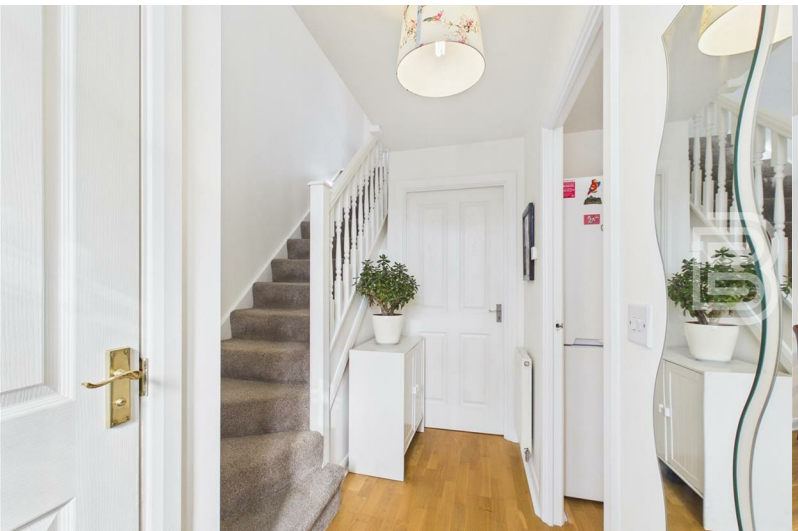

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, Rugby, CV22 7DN

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Summary

A well presented modern three-storey townhouse located in the Bilton area of Rugby. This improved property with recent re-decoration, replacement boiler and a landscaped garden briefly comprises : Entrance Hall, Kitchen, Lounge, Guest WC, Four Bedrooms with En-suite to the main bedroom and an additional family bathroom. To the front of the property is a quiet walkway with views over nearby open ground. To the rear is a well kept garden and access into a Single Garage.

Location

Situated in a quiet close conveniently located just off Bilton Road which provides good and quick access into the Rugby Town Center. Also close by are a range of local shops, eateries and schooling options.

Hallway

Enter via part double glazed front door. Doors off to downstairs accommodation. Stairs to first floor. Wood effect flooring. Radiator.

WC

3'2 x 5'3 (0.97m x 1.60m)

Small opaque double glazed window to the front aspect. Radiator. Low flush WC. Wash hand basin.

Kitchen

7'2 x 10'4 (2.18m x 3.15m)

Double glazed angled window to the front aspect. Full range of base and eye level units with work surface over. Integrated oven and gas hob with extractor. Space for fridge/freezer. Space a plumbing for slimline dishwasher. Space and plumbing for washing machine. Combination boiler in cupboard. Stainless steel sink/drainer. Tiling to splashbacks. Under cabinet lighting.

Lounge

14'2 x 11'11 (4.32m x 3.63m)

Double glazed angled window to the front aspect. Full range of base and eye level units with work surface over. Integrated oven and gas hob with extractor. Space for fridge/freezer. Space a plumbing for slimline dishwasher. Space and plumbing for washing machine. Replacement combination boiler in cupboard. Stainless steel sink/drainer. Tiling to splashbacks. Under cabinet lighting.

First floor landing

Double glazed window to the front. Stairs to top floor. Doors off to bedrooms 2 and 3. Door to family bathroom. Storage cupboard.

Bedroom Two

13'0 x 7'10 (3.96m x 2.39m)

Double glazed window. Radiator.

Bedroom Three

9'4 x 8'0 (2.84m x 2.44m)

Double glazed window to the front elevation. Wall mounted radiator.

Bathroom
6'1 x 5'6 (1.85m x 1.68m)
Opaque double glazed window to the rear. Panelled bath with full height tiling and shower over. Low flush WC. Pedestal wash hand basin. Extractor fan. Radiator.

Top Floor Landing
Doors off to bedroom 1 and bedroom 4. Radiator.

Bedroom One
15'1 x 10'8 (4.60m x 3.25m)
Double glazed window to the front aspect. Door to En Suite. Radiator. TV & telephone point. Over-stairs storage area.

En Suite
6'11 x 7'3 (2.11m x 2.21m)
Opaque double glazed window to the rear. Fully tiled shower cubicle. Low flush WC. Pedestal wash hand basin. Shaver point. Extractor.

Bedroom Four
6'11 x 7'3 (2.11m x 2.21m)
Double glazed window to the rear. Radiator.

Frontage
Quiet tree lined walkway leading from the main part of Overbecks Close. Looks out over nearby open ground with easy access to a play area and turn some local shops.

Rear Garden
Having been improved by the current owners. Enclosed by quality timber fencing. Initial well presented patio leads onto lawned section. Courtesy door into the rear of the Garage.

Single Garage
9'2 x 17'9 (2.79m x 5.41m)
Single garage. Metal up and over door. Light and power connected. Courtesy door into the garden.

Road Map

Hybrid Map

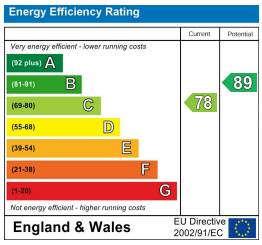
Terrain Map

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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