



# Ellis Brooke



## 8 Johnson Avenue

, Rugby, CV22 7BX

**Asking price £240,000**





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## Summary

A great opportunity to modernise this three bedroom semi detached property with a very large garden. The property has all uPVC double glazing and gas central heating. There is a lounge/diner. Kitchen. Three bedrooms and refitted shower room. The large outdoor decking is covered and the garden is mainly laid to lawn with a gravelled area to the back. There is no on ward chain and early viewing is advised to avoid disappointment.

## Location

The property is conveniently located close to local schools, shops and transport links. Rugby train station is a 5 minute drive away which provides a direct train to London Euston in 55 mins.

## Entrance Hall

Enter via uPVC door. Door to understairs cupboard. Doors to further accommodation. Stairs to first floor.

## Lounge/Dining Room

10'4 x 22'11 (3.15m x 6.99m)

uPVC double glazed window to the front elevation and uPVC sliding door to the rear terrace and garden. Radiator. TV point. Electric meter cupboard, Door into:

## Kitchen

9'4 x 12'1 (2.84m x 3.68m)

With a range of base and eye level units and roll

top work surfaces. Built in 4 ring gas hob and cooker. Built in sink with drainage board and mixer tap. Space and plumbing for washing machine. uPVC door to the side elevation and two uPVC windows to the front and rear elevations. Radiator. Tiled splashbacks. Wall mounted boiler.

## Stairs & Landing

uPVC window to the front elevation. Cupboard.

## Bedroom One

14'0 x 12'5 (4.27m x 3.78m)

uPVC window to the rear elevation. Cupboard housing hot water tank.

## Bedroom Two

10'4 x 10'2 (3.15m x 3.10m)

uPVC double glazed window to the front elevation. Radiator.

## Bedroom Three

9'7 x 6'4 (2.92m x 1.93m)

uPVC double glazed window to the rear elevation. Radiator.

## Shower Room

6'7 x 6'0 (2.01m x 1.83m)

Shower cubicle with mixer shower. Low flush wc. Wash hand basin with mixer tap. Obscure uPVC window to the front elevation. Radiator.

## Terrace & Garden

Decking area with covering leading down to a lawned area with fencing to the boundaries. To

the rear there is a large shed and gravelled area.  
Access to the front from a side gate.

#### Parking

Off road parking for one vehicle.

#### 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.



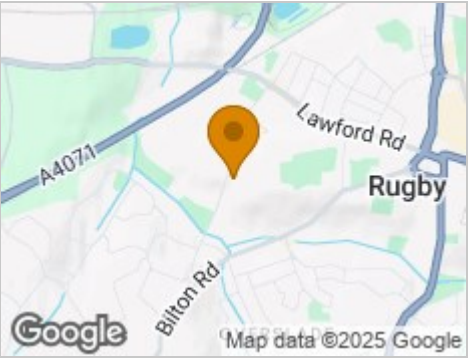
Road Map



Hybrid Map



Terrain Map



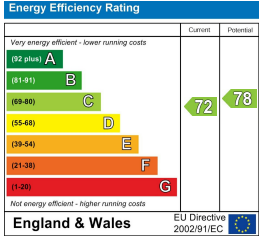
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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