Ellis Brooke

18 Sycamore Grove

, Rugby, CV21 2QY

Guide price £285,000

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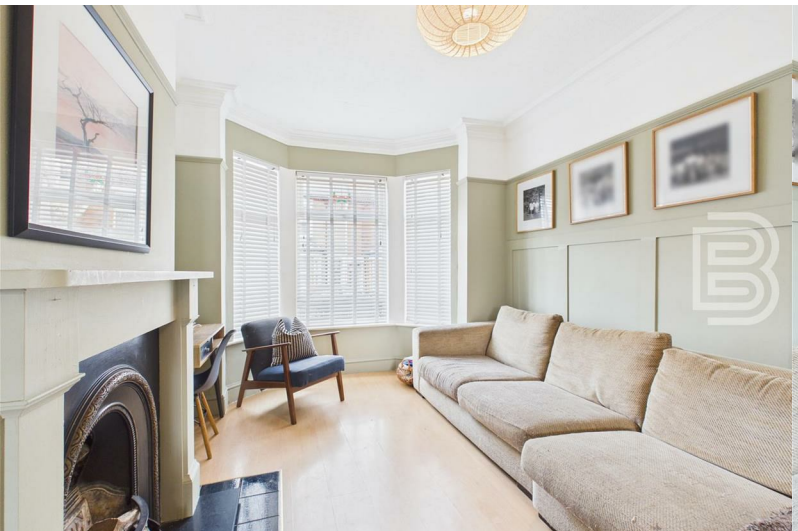

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Hallway
Composite part double glazed front door. Stairs to first floor. Door into Lounge/Diner. Original Minton tiled flooring. Coving. Dado rail. Radiator.

Lounge/Diner
Double glazed bay window to the front aspect. Double glazed doors to the rear aspect. Under-stairs cupboard. Doorway in Inner Lobby. Wood effect flooring. Part wood panelling to walls. Three radiators. Coving. Picture rail. Cast iron fireplace.

Inner Lobby/Utility
Doorway to Breakfast Kitchen. Door to Shower Room, Space and plumbing for washing machine and dryer. Wall mounted modern Worcester combination boiler.

Shower Room
Fully tiled and enclosed shower cubicle with rainfall style shower. Small sink set upon vanity unit. Low flush WC. Extractor. Tiling to splashbacks. Heated towel rail.

Breakfast Kitchen
Double glazed window to the side and double glazed French Doors onto the garden via a 'Conservatory' style area. Part wood effect flooring and part tiled flooring. Radiator. Range of base and eye level units with work surfaces over. Stainless steel sink/drainer with directional mixer tap. Integrated oven with hob and extractor. Space for a fridge/freezer. Inset spotlights to part of the room.

Landing
Doors off to all 3 bedrooms and bathroom. Stairs to loft room.

Bedroom One
Double glazed bay window to the front aspect. Radiator. Cast iron fireplace. Coving.

Bedroom Two
Double glazed window to the rear aspect. Radiator.

Bedroom Three
Double glazed window to the rear aspect. Radiator. Feature cast iron fireplace.

Bathroom
Double glazed window to the side aspect. Panelled bath with rainfall style shower over. Low flush WC. Heated towel rail. Extractor. Wash hand basin set upon vanity unit. Inset spotlights.

Loft Room
Double glazed window to the rear aspect. Two wooden roof windows to the front. Eaves cupboards.

Frontage
Enclosed by low level brick wall with metal railings. Metal gate leading to front door. Paved.

Rear Garden
Initial blue brick patio and side return leads to central lawned area with a plant and shrub border to one side. Enclosed by timber fencing.

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Gated access to rear lane. Wooden courtesy door into garage.

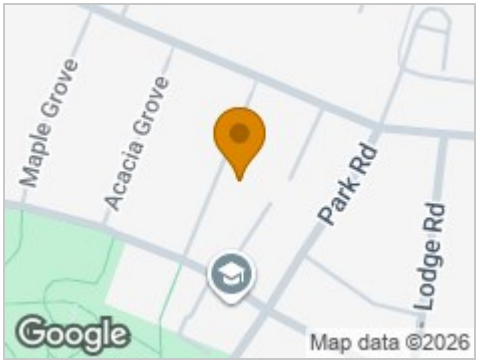
Garage

Concrete sectional garage with single glazed window to the garden side plus a courtesy door.

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.

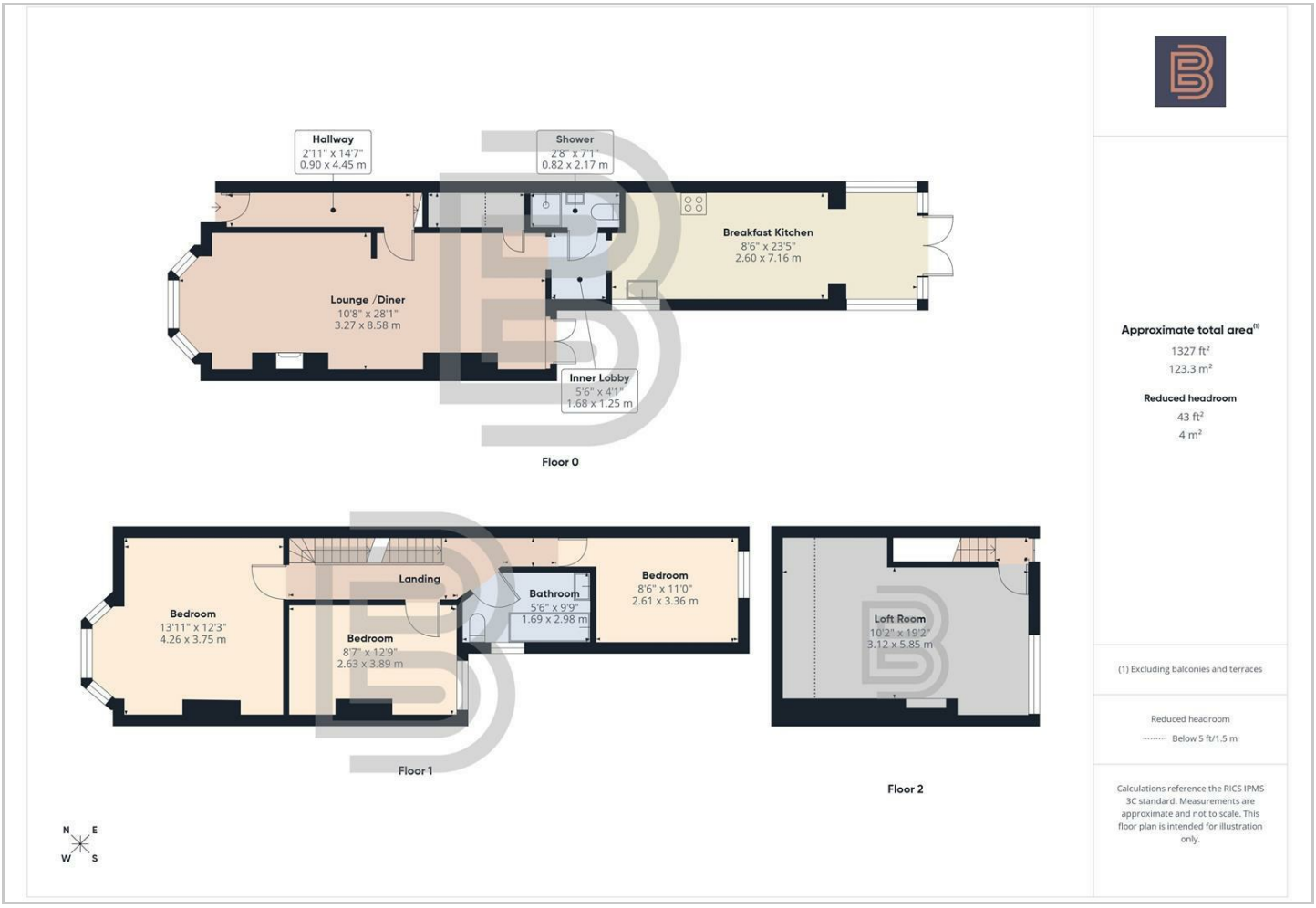
Road Map



Hybrid Map

Terrain Map

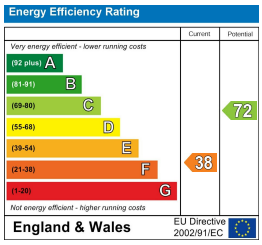
Floor Plan



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



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