



# Ellis Brooke



## 3 Batt Close

, Rugby, CV23 0YA

**Offers in excess of £225,000**



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## Hall

Composite front door with small central double glazed window. Wood effect flooring. Stairs to first floor. Opens to Kitchen. Door to WC. Door to Lounge. Radiator.

## Kitchen

9'9" x 6' (2.97m x 1.83m)

Double glazed window to the front aspect. Continuation of wood effect flooring. Range of high-gloss base & eye level units with work surface over. Stainless steel sink/drainage. Under cabinet lighting. Integrated double oven with gas hob & extractor hood. Integrated fridge & freezer. Integrated washing machine. Integrated dishwasher. Extractor fan.

## Lounge/Diner

13' max x 13'1" max (3.96m max x 3.99m max)

Double glazed French Doors to the rear aspect. Radiator. Wood effect flooring. Under-stairs storage cupboard. TV point.

## WC

Double glazed window to the side aspect. Wood effect flooring. Radiator. Extractor. Low flush WC. Pedestal wash hand basin.

## Landing

Doors off to both bedrooms. Door to bathroom. Loft access hatch. Radiator.

## Bedroom One

9'5" min x 8'3" (2.87m min x 2.51m)

Two double glazed windows to the front aspect. Radiator. TV point. Over-stairs cupboard.

## Bedroom Two

13'1" x 7'1" (3.99m x 2.16m)

Double glazed window to the rear aspect. Radiator.

## Bathroom

6'2" x 6'1" (1.88m x 1.85m)

Panelled bath with shower over. Pedestal wash hand basin. Low flush WC. Extractor. Heated towel rail. Tiling to splashbacks.

## Frontage

Low maintenance frontage bisected by pathway leading to front door with canopy porch. One side laid to lawn. The other side laid with pebbles and small sleeper borders.

## Driveway

Located immediately to the left side of the property. Private parking for 2 cars. Gate into rear garden.

## Rear Garden

Primarily enclosed by timber fencing. Gate to driveway. Set over two levels. First level is decked. Outside tap. Fence with gate then steps down to second tier which is lawned.

## Notes

As is commonplace with modern estates - this area has an annual management charge of £150



Road Map



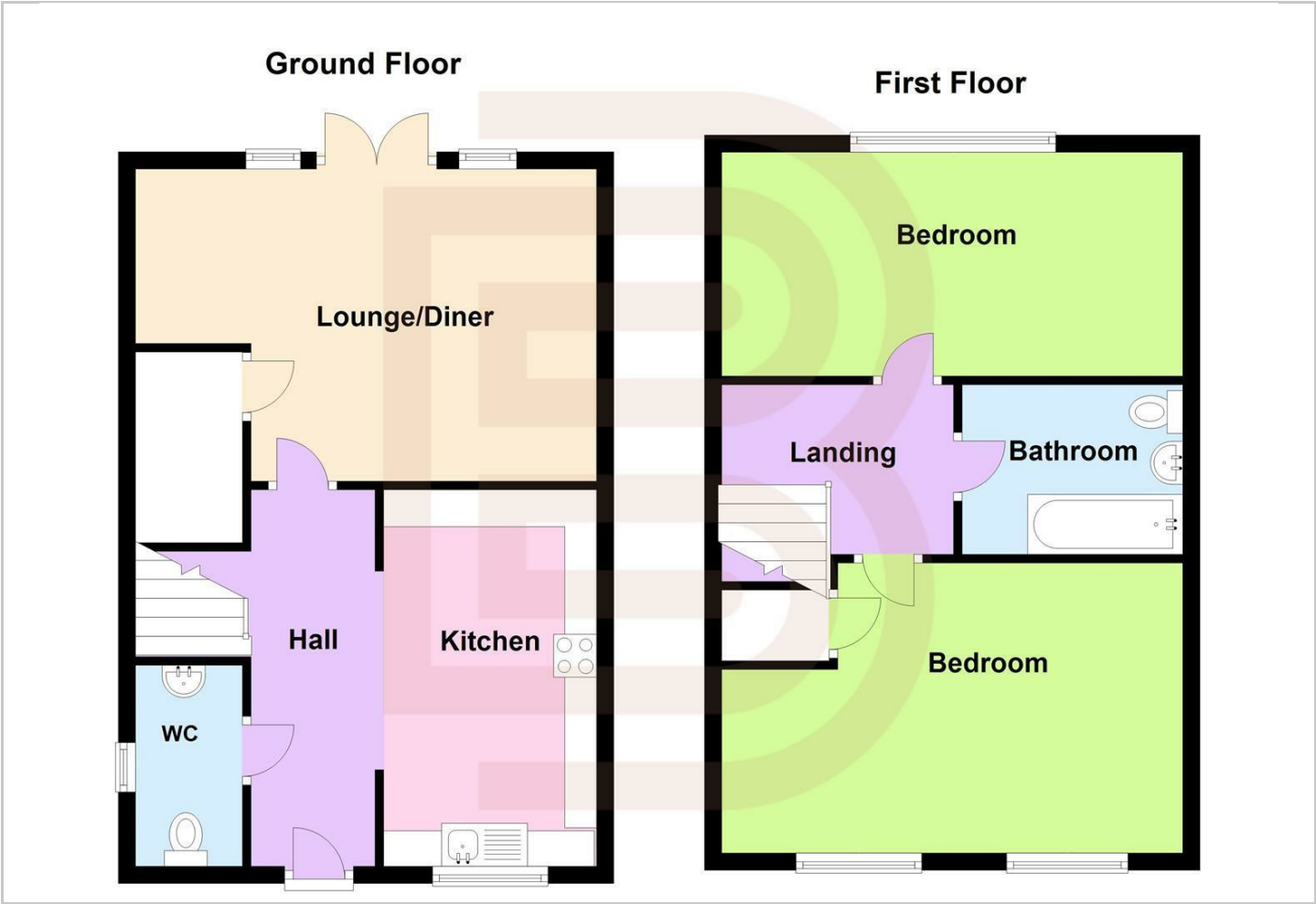
Hybrid Map



Terrain Map



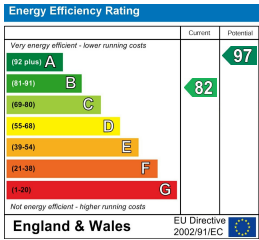
Floor Plan



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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