Ellis Brooke

30 Caradon Way

Houlton, Rugby, CV23 1BH

Guide price £254,750

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Entrance

The property is accessed via a composite front door where you arrive in the living room.

Living Room

13'11" x 12'1" (4.25m x 3.69m)

A spacious living room that benefits from a window to the front elevation that provides natural light. There are stairs that rise to the first floor with storage beneath providing space for cloaks and shoes. To the rear of the room is a door which gives access through to.

Kitchen Dining Room

11'8" x 12'1" (3.57m x 3.69m)

A room that provides ample space to be used as both the kitchen and dining room. To one wall there is tasteful paneling, which adds character to the room. The kitchen itself comprises a range of base and eye level units with a complementary worktop over. There are a range of fitted appliances which include an electric oven, four ring gas hob with extractor fan over, washing machine, dishwasher and fridge freezer. To the rear elevation there are double opening doors and a window which provides access to and gives a view over the garden. An internal door gives access through to.

WC

3'1" x 5'4" (0.95m x 1.65m)

With a low-level flush WC and wash hand basin with vanity unit under. There is tiling to the splash back area.

1st Floor Landing

The first floor landing benefits from tasteful paneling to part of the wall. Access to the loft is obtained via a loft hatch and in addition there are doors which give access through to all first floor accommodation.

Bedroom 1

10'5" x 12'2" (3.18m x 3.71m)

A spacious double bedroom that benefits from a window to the front elevation.

Bedroom 2

9'10" x 6'5" (3.02m x 1.98m)

A large single/small double bedroom that benefits from a window to the rear elevation, providing a view over the garden. This bedroom further benefits from a fitted wardrobe.

Bathroom

6'6" x 5'2" (2m x 1.59m)

With a suite that comprises a low-level flush WC, wash hand basin and paneled bath with shower over. Within the bathroom the walls are part tiled, there is a wall mounted radiator and to the rear elevation a frosted window.

Rear Garden

To the rear of the home is a private and enclosed garden. Enclosed by fencing to all elevations. To the immediate rear is a patio which provides ample space for outdoor seating and alfresco dining. From here there are two paved walkways which run the length of the

garden to an additional patio area where further seating is available and a garden shed is located. An area of garden has been laid to lawn and to the rear elevation there is gated access to the parking area.

Front

To the front of the property there is a small lawn area with some planting disperse throughout. A pathway gives access to the front door.

Parking and Car Port

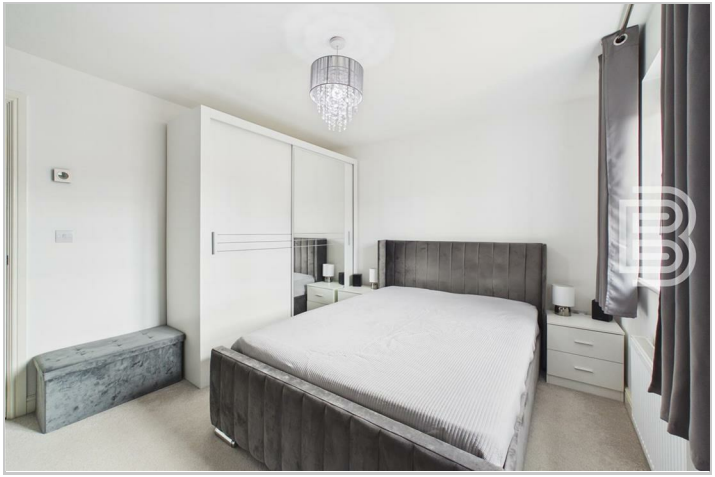
The property benefits from allocated off-road parking which is accessed under the archway seen within the area to the front of the home. Here you will find 2 parking spaces in tandem, one of which is under a covered carport area.

Agents Note - Service Charge

It should be noted that a service charge is payable. This is currently set at approximately £36 per month.

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.

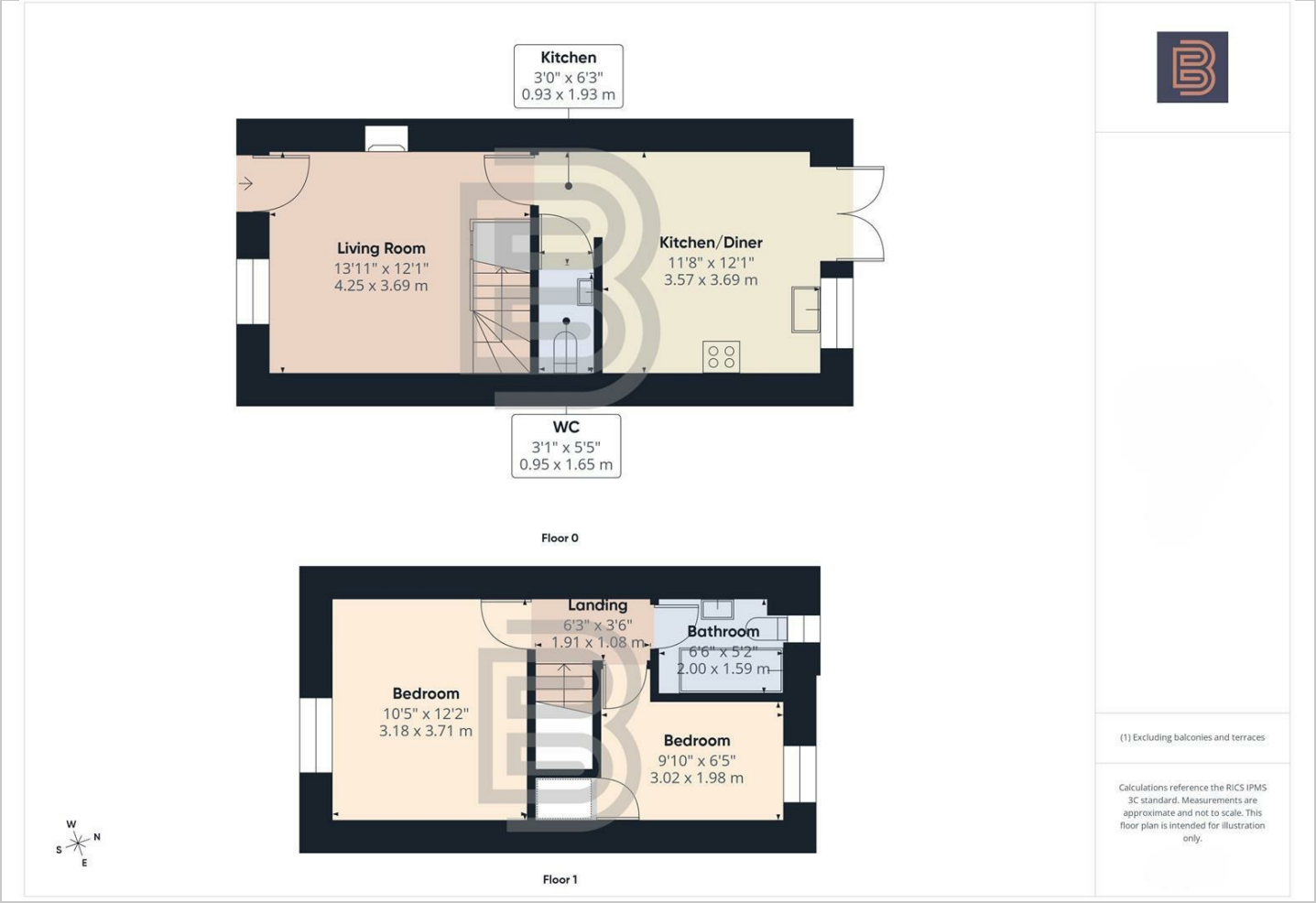


Road Map

Hybrid Map

Terrain Map

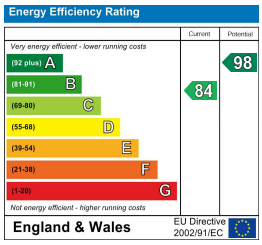
Floor Plan



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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