



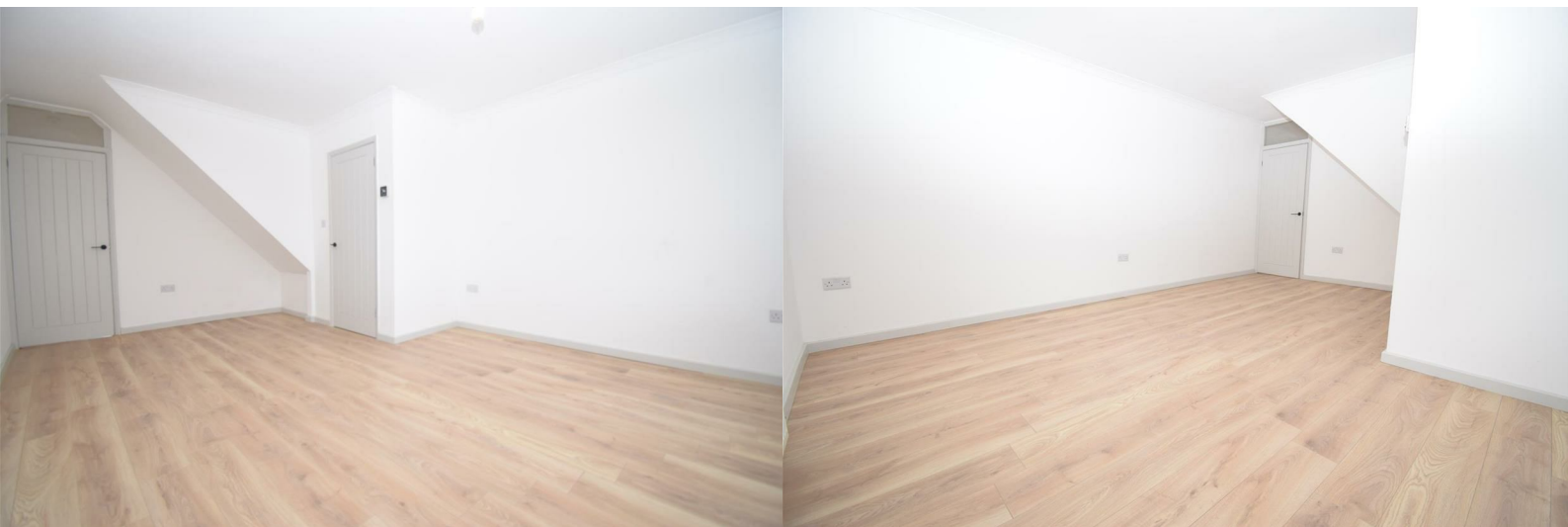
Ellis Brooke



5 Bracken Drive

, Rugby, CV22 6SL

£200,000



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Entrance

Double glazed front door. Stairs to first floor. Door to Lounge/Diner. Radiator.

Lounge/Diner

17'2" x 12'2" max (5.23m x 3.71m max)

Double glazed window to the front aspect. Door to Kitchen. Wood effect flooring. Radiator.

Kitchen

12'2" x 6'9" (3.71m x 2.06m)

Double glazed window & door to the rear garden. Range of base & eye level units with work surface over. Tiling to splashbacks. One & a half bowl sink drainer with mixer tap. Space for cooker with extractor. Space & plumbing for washing machine. Space for fridge/freezer. Wood effect flooring. Cupboard housing combination boiler. Radiator.

Landing

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

Bedroom One

12'2" x 8'8" (3.71m x 2.64m)

Two double glazed windows to the front aspect. Radiator.

Bedroom Two

12'2" x 7' (3.71m x 2.13m)

Double glazed window to the rear aspect. Radiator. Over-stairs cupboard.

Bathroom

8'7" x 4'9" (2.62m x 1.45m)

Double glazed window to the side aspect. Panelled bath with shower over. Wash hand basin & WC built into vanity unit. Heated towel rail. Extractor. Tiling to splashbacks.

Front Garden

Lawned fore-garden

Driveway

Block paved & slabbed driveway for 2/3 cars leading to single garage. Gate into garden.

Garage/Workshop

17'9" x 8' (5.41m x 2.44m)

Metal up & over door. Two windows onto the garden. Large wooden sliding access door onto the patio area.

Rear Garden

Gate onto driveway. Large door into garage. Initial block paved patio leading onto lawn section. Enclosed by timber fencing & a wall.



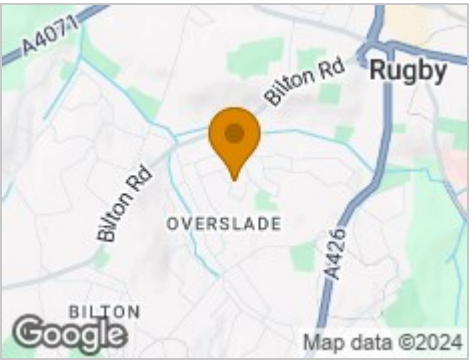
Road Map



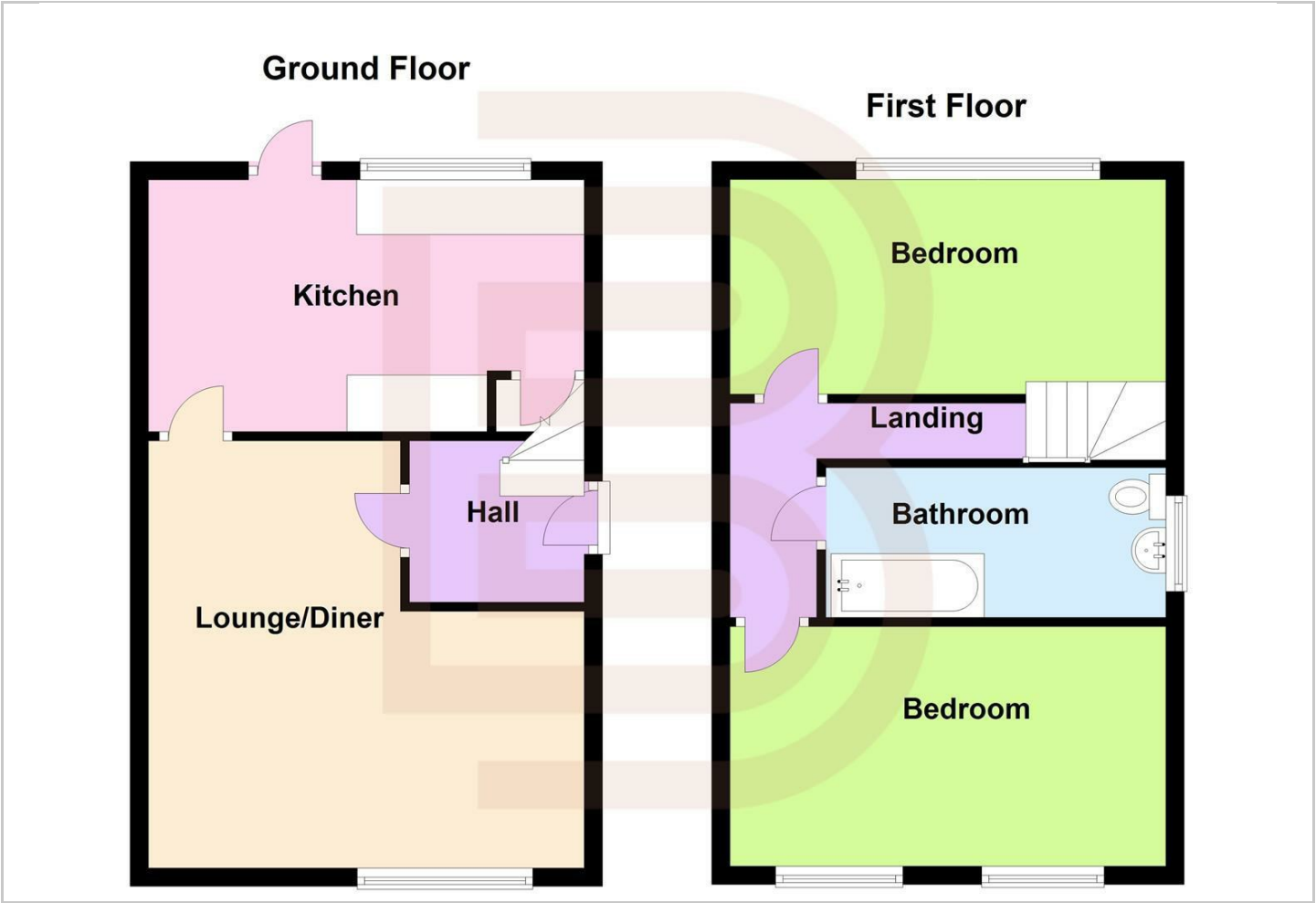
Hybrid Map



Terrain Map



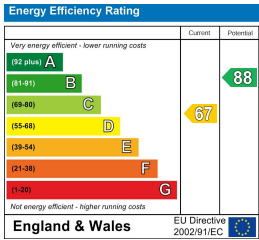
Floor Plan



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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