



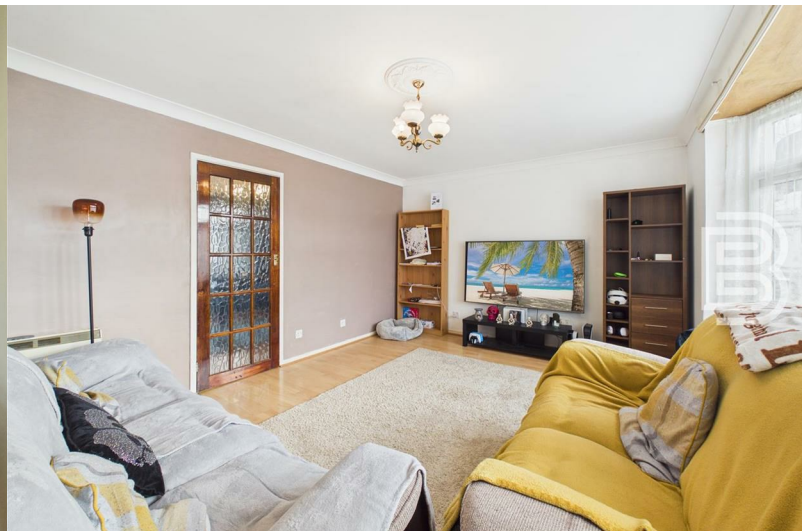
Ellis Brooke



79 Onley Park

Willoughby, Rugby, CV23 8AW

Guide price £250,000



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Entrance Hall

6'1" x 18'8" (1.86m x 5.7m)

This very spacious entrance hall is accessed through a uPVC front door and benefits from windows found to both side elevations. There are stairs that rise to the first floor, access to a useful under stairs storage cupboard and doors which give access through to the Living Room and Kitchen.

Living Room

15'4" x 11'4" (4.69m x 3.47m)

With a large window to the front elevation providing natural light and a door to the rear elevation of the room which gives access through to.

Dining Room

12'2" x 9'7" (3.73m x 2.94m)

This room can be accessed from the Kitchen or Living Room. With sliding patio doors to the rear elevation which give access through to the conservatory.

Kitchen

10'4" x 9'6" (3.16m x 2.92m)

The kitchen itself comprises a range of base and eye level units with a complementary worktop over. Within the kitchen there is a fitted electric oven with a four ring induction hob and extractor fan over. There is space and plumbing for a washing machine. To the rear elevation there is a window and to both side elevations there are doors.

Utility

7'2" x 4'7" (2.19m x 1.41m)

To the front elevation there is a new uPVC door, which gives access to the front of the property. To the rear elevation there is a further uPVC door, which gives access to the garden. The utility room provides space for a tumble dryer, fridge and freezer. There is a door which gives access through to a useful store room.

Conservatory

18'4" x 8'6" (5.61m x 2.6m)

Spanning the whole rear elevation of the property and with windows found to both side and rear elevations. Further to this there is a door which gives access to the garden.

1st Floor Landing

The first floor landing benefits from a window to the side elevation that provides natural light. Access to the loft is obtained via a loft hatch and the landing also gives access to the properties airing cupboard and storage cupboard. In addition there are doors which give access through to all first floor accommodation.

Bedroom 1

12'0" x 11'6" (3.68m x 3.51m)

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

Bedroom 2

10'8" x 9'3" (3.26m x 2.82m)

A good sized double bedroom that benefits from

a fitted cupboard. To the rear elevation there is a window which gives a view over the garden.

Bedroom 3

6'7" x 8'0" (2.02m x 2.45m)

A good sized single bedroom that benefits from a fitted wardrobe. To the front elevation there is a window.

Bathroom

8'2" x 5'4" (2.51m x 1.64m)

With a suite that comprises a low-level flush WC, wash hand basin and shower cubicle with electric shower. Within the bathroom there is tiling to all splash back areas and to the rear elevation a frosted window.

Rear Garden

To the rear of the home there is a private and enclosed garden. Enclosed by fencing to all elevations. To the immediate rear of the property is a patio area that provides ample space for outdoor seating and alfresco dining. A further patio area has been created to the rear of the

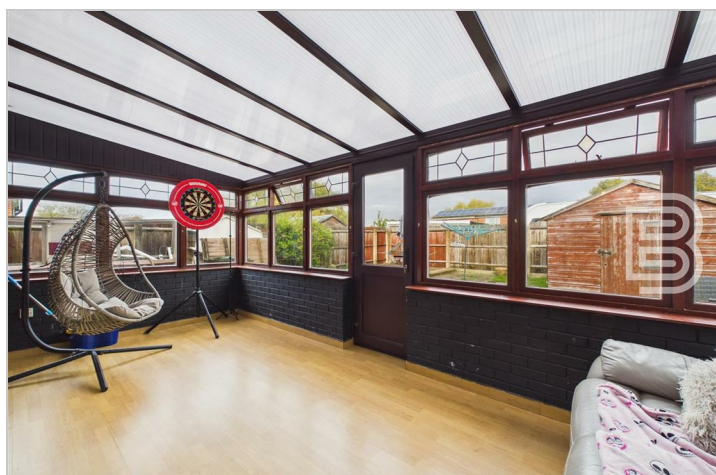
garden, providing additional seating space. The remainder of the garden has been laid to lawn.

Front Garden

The property is accessed from the public highway along a paved pathway to the front door. The front garden comprises of two lawn areas that could be used to create off-road parking subject to the relevant planning permissions. On street parking is available.

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



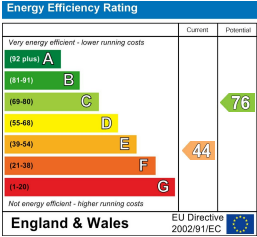
Floor Plan



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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