



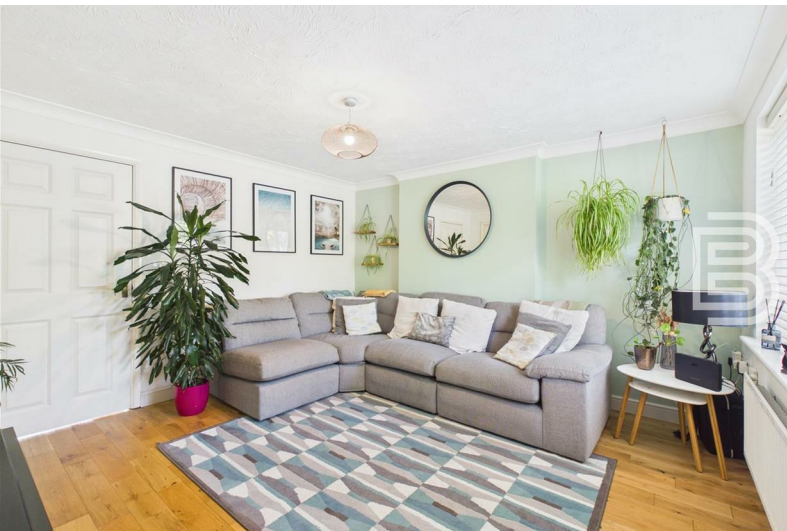
Ellis Brooke



10 Planter Close

Cawston, Rugby, CV22 7GR

Guide price £300,000



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Entrance

Composite front door with double glazed panels. Radiator. Door to WC. Door into Lounge. Wood effect flooring.

Guest WC

Low flush WC. Wall mounted wash hand basin. Extractor. Radiator. Tiled floor.

Lounge

Double glazed window to the front aspect. Two radiators. Wood flooring. Under-stairs cupboard. Door to inner lobby. Coving.

Inner Lobby

Stairs to first floor. Door into Dining area. Cupboard.

Dining

Double glazed French Doors to the rear garden. Archway into Kitchen. Wood flooring. Radiator.

Kitchen

Double glazed window to the rear garden. Tiled flooring. Range of base and eye level units with work surfaces over. Sink/drainage with mixer tap. Space for fridge/freezer. Fitted gas oven and hob with extractor over. Space and plumbing for washing machine and dishwasher. Radiator. Wall mounted Worcester boiler.

Landing

Stairs to top floor. Doors off to Bedroom two, Bedroom three and Bathroom. Radiator.

Bedroom Two

Two double glazed windows to the front aspect. Two radiators. Fitted wardrobe.

Bedroom Three

Two double glazed windows to the rear aspect. Two radiators. Airing cupboard. Fitted wardrobe with drawers.

Bathroom

Panelled bath with telephone style shower attachment. Pedestal wash hand basin. Low flush WC. Extractor. Tiled floor. Tiling to splashbacks. Radiator. Shaver point.

Top Floor Landing

Door into Bedroom one.

Bedroom One

Double glazed window to the front aspect. Door to En-Suite. Radiator. Corner desk area. Eaves storage cupboard. Loft access hatch.

En-Suite

Velux window to the rear aspect. Heated towel rail. Eaves cupboard. Low flush WC. Enclosed shower cubicle. Extractor. Wall mounted wash hand basin.

Frontage & Outlook

Pathway leading along the front of the property from Planter Close. Edged with hedging. Open grass space to the front outlook with pathways and a park.

Garden

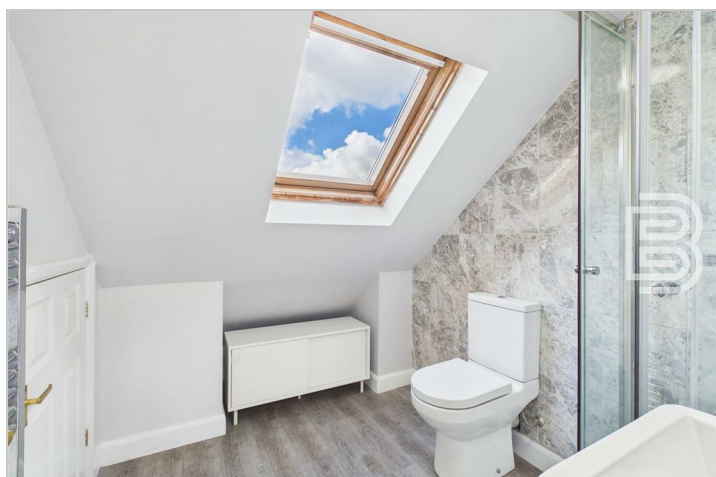
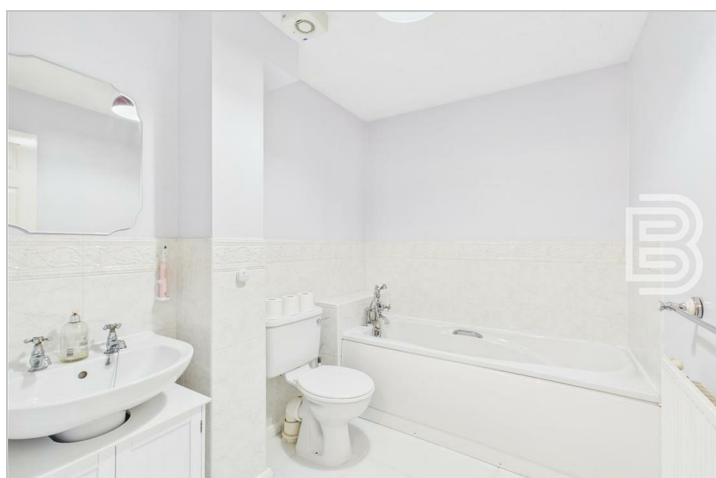
Enclosed by timber fencing. Full width patio. Mainly laid to lawn. Pathway leading along one side with gates access through to rear parking area. Shed.

Parking

Space for two cars (allocated and numbered)

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



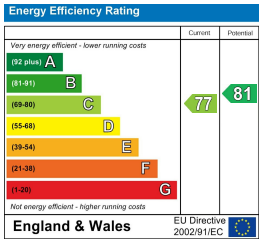
Floor Plan



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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36 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk