



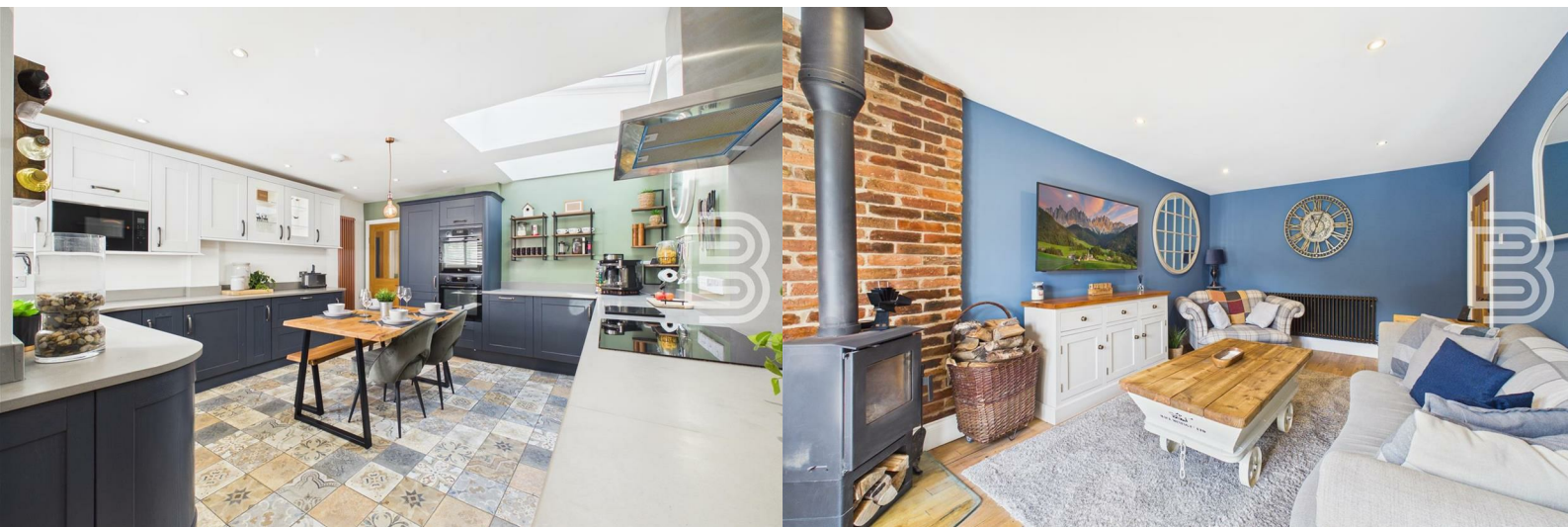
Ellis Brooke



29 Malvern Avenue

, Rugby, CV22 5JN

Offers in excess of £400,000



29 Malvern Avenue

, Rugby, CV22 5JN

Offers in excess of £400,000



Summary

This extended four bedroom semi-detached home on Malvern Avenue offers a good amount of space, with a mix of period features and practical additions.

The ground floor includes two separate reception rooms, one with underfloor heating and the other with a dual-fuel fire, along with an open-plan kitchen fitted with self-cleaning ovens, wine cooler, dishwasher and other appliances. There is also a utility/WC and fourth bedroom with en suite.

Upstairs are three bedrooms with two doubles and one featuring bespoke fitted furniture. Solid oak flooring and doors feature throughout the house, alongside a number of original period details.

There is no onward chain and early inspection is advised to avoid disappointment.

Location

Malvern Avenue is a well-established tree lined residential road, conveniently positioned for Rugby town centre and the railway station. Eastlands Primary School is around a third of a mile away, with Lawrence Sheriff School also within easy reach. The location provides straightforward access to local shops, amenities and the surrounding road network.

Entrance Hall

5'11 x 18'9 (1.80m x 5.72m)

Enter via London solid wood front door with stain glazing. oak apex and decorative archway. Wood panelling. Wooden flooring. Copper period style radiator. Heating control. Understairs cupboard. Stairs to first floor and doors to further accommodation.

Lounge

12'0 x 11'6 (3.66m x 3.51m)

Enter via solid oak door. Solid oak flooring with underfloor heating. uPVC bay fronted window with decorative glass. and shutters Period vertical radiator. Decorative coving and recessed spotlights.

Living Room

11'1 x 18'6 (3.38m x 5.64m)

Dual fuel stove Radiator. Double French doors to the rear garden. Continuation of solid oak flooring. Decorative radiator.

Kitchen/Diner

13'11 x 25'9 (4.24m x 7.85m)

With a range of base and eye level units and solid quartz worktops over. Custom fitted Hot tap in kitchen sink Double pyrolytic self cleaning ovens built in, built in hob, fridge/freezer and dishwasher. Two Copper radiators. Window to rear with shutters. Recessed spotlights. Velux windows. French doors to rear garden. Door into:

Utility/WC

7'4 x 8'2 (2.24m x 2.49m)

Low flush WC. Wash hand Basin with mixer tap. Space and plumbing for washing machine and dryer. Window to side. Further storage cupboards. Recessed spotlights. Towel rail.

Study/Bedroom Four

6'2 x 8'3 (1.88m x 2.51m)

Vertical radiator. Skylight. Door into:

En Suite

6'2 x 3'10 (1.88m x 1.17m)

Shower cubicle with electric shower. Wash hand basin with mixer tap. Heated towel rail and low flush WC.

Stairs and Landing

decorative panelling. Original stain glass window to the side elevation. Doors to further accommodation. Loft access.

Bedroom One

10'11 x 11'5 (3.33m x 3.48m)

Bay fronted double glazed window with shutters. Radiator.

Bedroom Two

11'1 x 12'3 (3.38m x 3.73m)

Double glazed window with shutters. Radiator.

Bedroom Three

6'10 x 7'6 (2.08m x 2.29m)

Bespoke built in furniture and bed. Double glazed window with shutters.

Bathroom

6'11 x 6'6 (2.11m x 1.98m)

Single panel bath with mixer tap and mixer shower over. Low flush wc. Wash hand basin with mixer tap built into vanity unit. Double glazed obscure window to the rear. Towel rail. Tiled. Recessed spotlights.

Rear Garden

Patio area. Decking to the rear and lawned with fencing to boundaries. Courtesy lighting and outside tap.

Garage

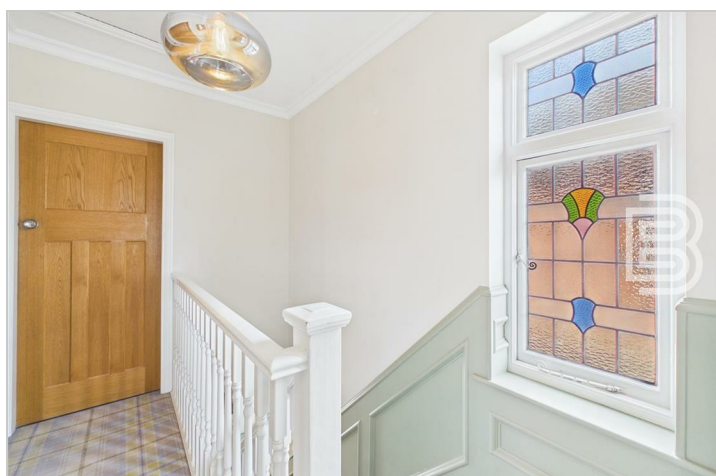
Double doors providing storage only. Not big enough for a car.

Front & Parking

Block paved driveway for three vehicles. Wood store area.

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



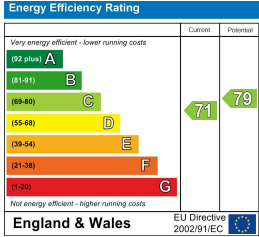
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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