Ellis Brooke

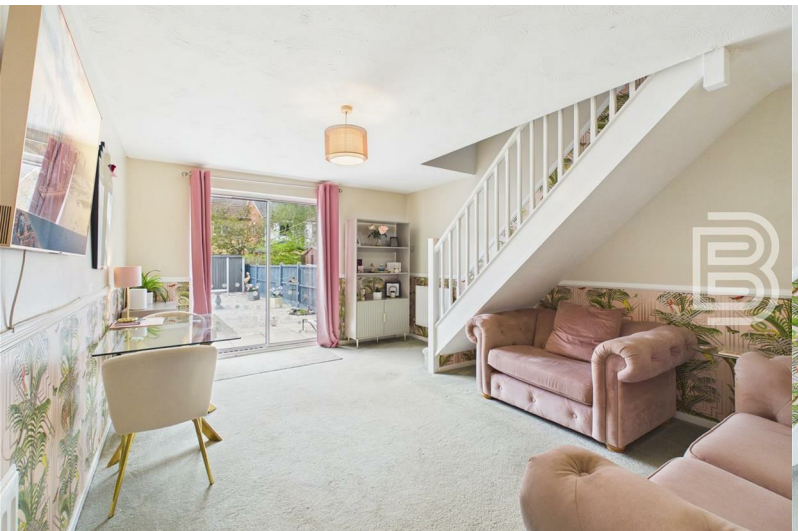


7 Ilmer Close

, Rugby, CV21 1TY

Offers in excess of £210,000

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, Rugby, CV21 1TY

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Hallway
Composite double glazed front door. Radiator. Wood effect flooring. Archway into Kitchen. Door into Lounge/Diner.

Kitchen
Double glazed window to the front aspect. Tiled flooring. Range of base and eye level units with work surfaces over and tiling to splashbacks. Stainless steel sink/drainer with mixer tap. Wall mounted Baxi combination boiler. Space for fridge/freezer. Space and plumbing for washing machine. Integrated oven, gas hob and extractor.

Lounge/Diner
Sliding patio door to the garden. Stairs to first floor. Two radiators. Dado rail.

Landing
Doors to both bedrooms, bathroom and storage cupboard. Loft access hatch.

Bedroom One
Double glazed window to the rear aspect. Radiator. Wardrobe space. Picture rail.

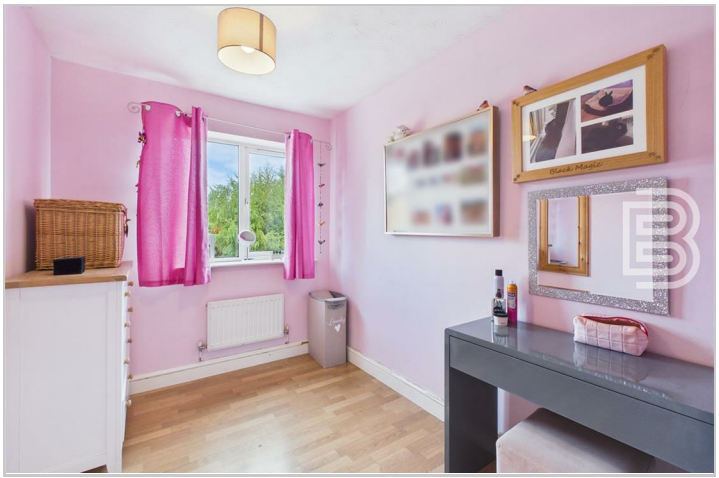
Bedroom Two
Double glazed window to the front aspect. Radiator. Wood effect flooring. Wardrobe space.

Bathroom
Double glazed window to the front aspect. Radiator. Panelled bath with shower over. Low flush WC. Pedestal wash hand basin. Extractor.

Driveway
Side-by-side parking for 2 cars.

Garden
Fully enclosed by timber fencing. Full width sandstone patio. Majority of garden is laid to stones with central slabs.

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



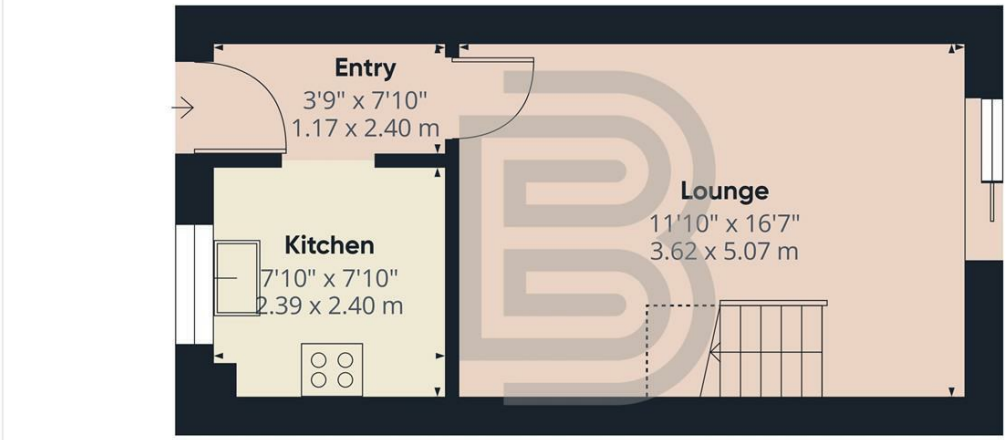
Hybrid Map



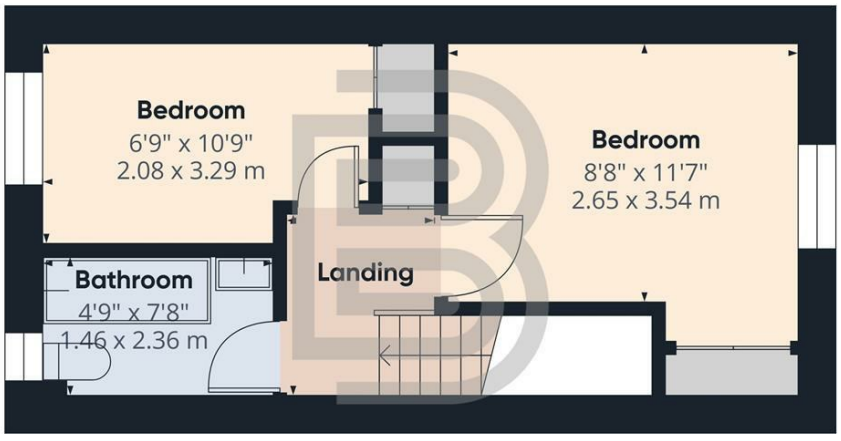
Terrain Map



Floor Plan



Floor 0



Floor 1

Approximate total area(1)
546 ft²
50.7 m²

Reduced headroom
14 ft²
1.3 m²

(1) Excluding balconies and terraces

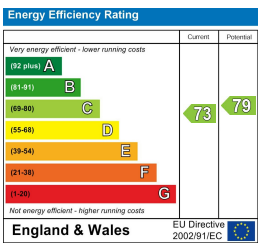
Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.

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