



Ellis Brooke



19 Lodge Road

, Rugby, CV21 2TF

Guide price £260,000



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Entrance Hall

Accessed under a covered storm porch and through a composite front door. The entrance hall has stairs that rise to the first floor and doors which give access through to.

Living Room

11'8" x 9'2" (3.56m x 2.8m)

A well proportioned room that benefits from a bay window to the front elevation.

Dining Room

11'8" x 9'6" (3.56m x 2.92m)

The dining room benefits from a window to the rear elevation that provides a view over the garden. To the rear elevation of the room there is an opening which gives access through to.

Kitchen

20'6" x 8'1" (6.27m x 2.48m)

The kitchen comprises a range of base and eye level units with a complementary worktop over and tasteful under counter lighting. To the side elevation there are two windows and in addition a door which gives access to the rear garden. The kitchen has a tiled floor throughout and benefits from a range of fitted appliances which include a dishwasher, washing machine, electric oven, combination oven, microwave and four ring electric hob with extractor fan over. The kitchen also gives access to a useful under stairs storage cupboard and to the rear elevation there is a door which gets access through to.

Inner Hallway

With a door that gives access through to.

Ground Floor Wet Room

6'6" x 8'0" (2m x 2.44m)

The ground floor wet room has a suite that comprises a low-level flush WC, wash hand basin and shower. There are frosted windows found to both side and rear elevations. There is tiling to all splash back areas.

1st Floor Landing

The first floor landing gives access to a useful storage cupboard which intern gives access to the loft via a loft hatch. Further to this there are doors which give access through to all first floor accommodation.

Bedroom 1

11'8" x 13'8" (3.56m x 4.17m)

A spacious double bedroom that benefits from two windows to the front elevation that provide natural light. This bedroom further benefits from a suite of wardrobes.

Bedroom 2

11'5" x 8'3" (3.5m x 2.52m)

A small double bedroom that benefits from a window to the rear elevation that provides a view over the garden. This bedroom further benefits from a wardrobe.

Bathroom

11'6" x 8'1" (3.52m x 2.48m)

This impressive bathroom has a suite that comprises a low-level flush WC, his and hers sinks with vanity unit under, larger than average shower with rainfall style attachment and roll top bath. Within the bathroom there is tiling to all splash back areas along with a fully tiled floor with lighting

within. To the rear elevation there is a window and there is a wall mounted radiator.

Rear Garden

To the rear of the property is a private and enclosed garden, which is enclosed by a combination of fencing and low-level brick wall. To the immediate rear is a generously sized patio which provides ample space for outdoor seating and alfresco dining and benefits from some recessed lighting. From here there are steps that rise to the remainder of the garden where there is an area which has been laid to lawn along with a further patio area to the rear, providing extra outdoor seating space. To the rear of the garden there is a useful storage shed. To the side of the home there is gated access to the front.

Front

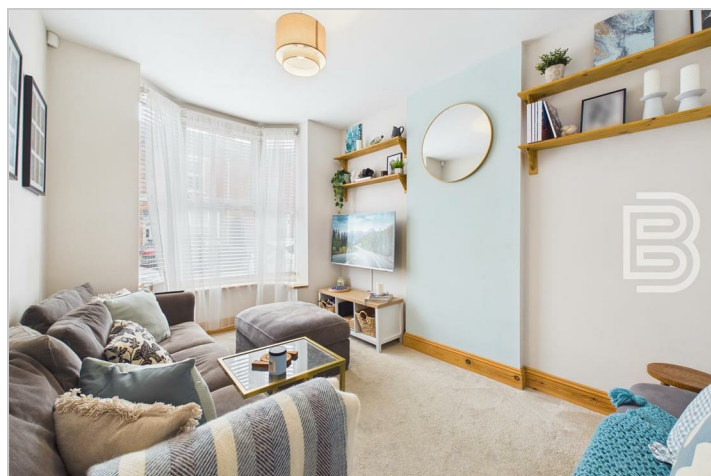
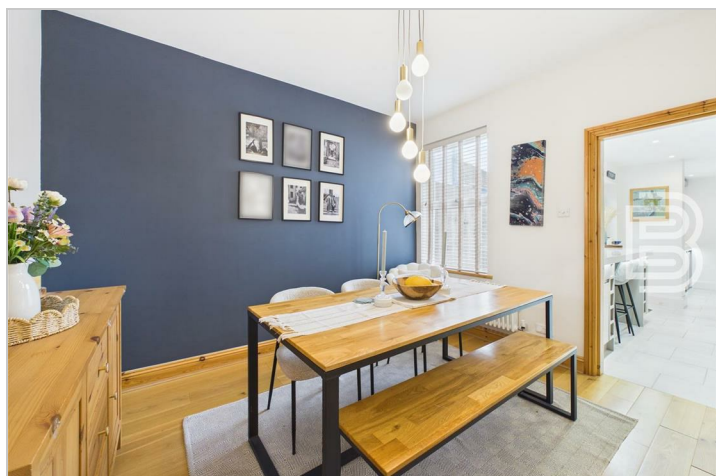
To the front of the property is a small yard area, which is bordered with low-level walls. From the public highway there is a paved pathway which gives access to the front door.

Parking

On street parking is available on the first come first serve basis via a council run resident permit scheme.

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



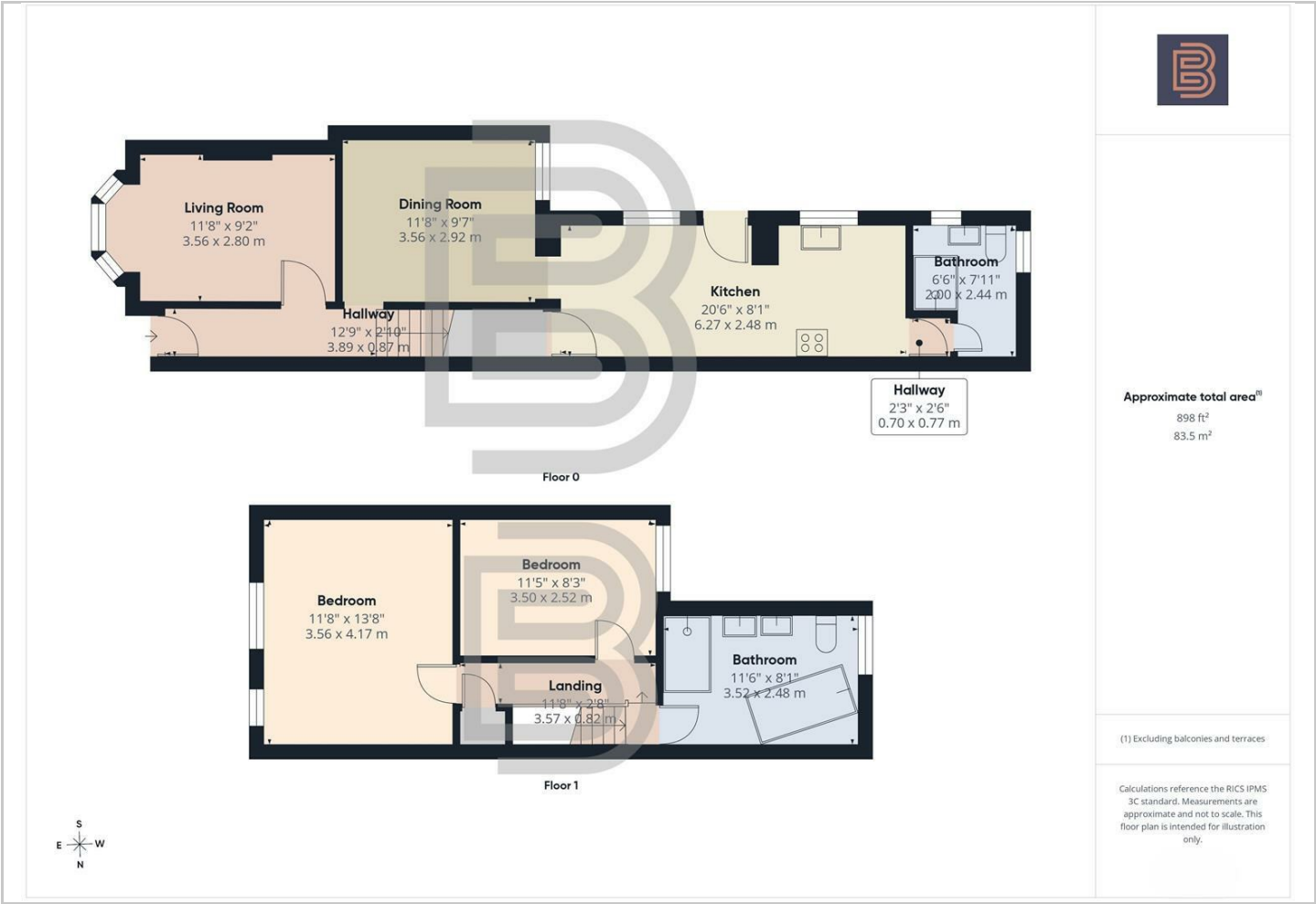
Hybrid Map



Terrain Map



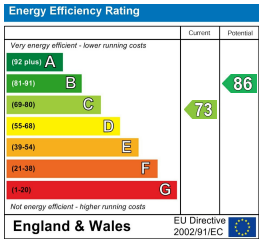
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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