



Ellis Brooke



10 Scafell

Brownsover, Rugby, CV21 1QB

Guide price £220,000



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Entrance

uPVC double glazed front door. Stairs to first floor. Door into Lounge.

Lounge

Double glazed window to the front aspect. Radiator. Wood effect flooring. Door into Kitchen. Under stairs cupboard. Fireplace area.

Kitchen

Double glazed window and French Doors to the rear garden. Radiator. Full range of base and eye level units with work surfaces over. Stainless steel sink/drainage with mixer tap. Integrated oven with hob and extractor. Cupboard housing combination boiler. Integrated washing machine. Integrated dishwasher. Space for fridge/freezer. Inset spotlights.

Landing

Doors off to three bedrooms and bathroom. Loft access hatch. Storage cupboard

Bedroom One

Double glazed window to the front aspect. Radiator.

Bedroom Two

Double glazed window to the rear aspect. Radiator.

Bedroom Three

Double glazed window to the front aspect. Radiator. Over-stairs storage area.

Bathroom

Double glazed window to the rear aspect. Panelled bath with shower over. WC and wash hand basin set into vanity unit. Extractor. Inset spotlights. Tiling to splashbacks.

Frontage/Driveway

Small lawned area. Paving and tarmac hard-standing with double timber gates leading alongside the property and into the rear garden.

Rear Garden

Fully enclosed by timber fencing. Double gates to the side. Initial full width sandstone style patio with two steps up to lawned 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.



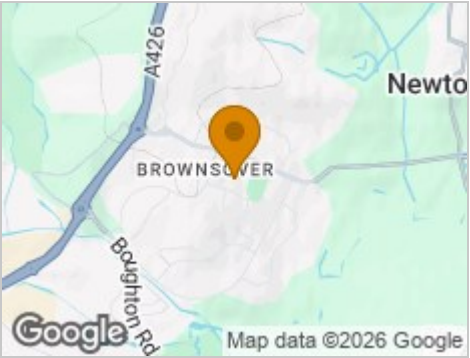
Road Map



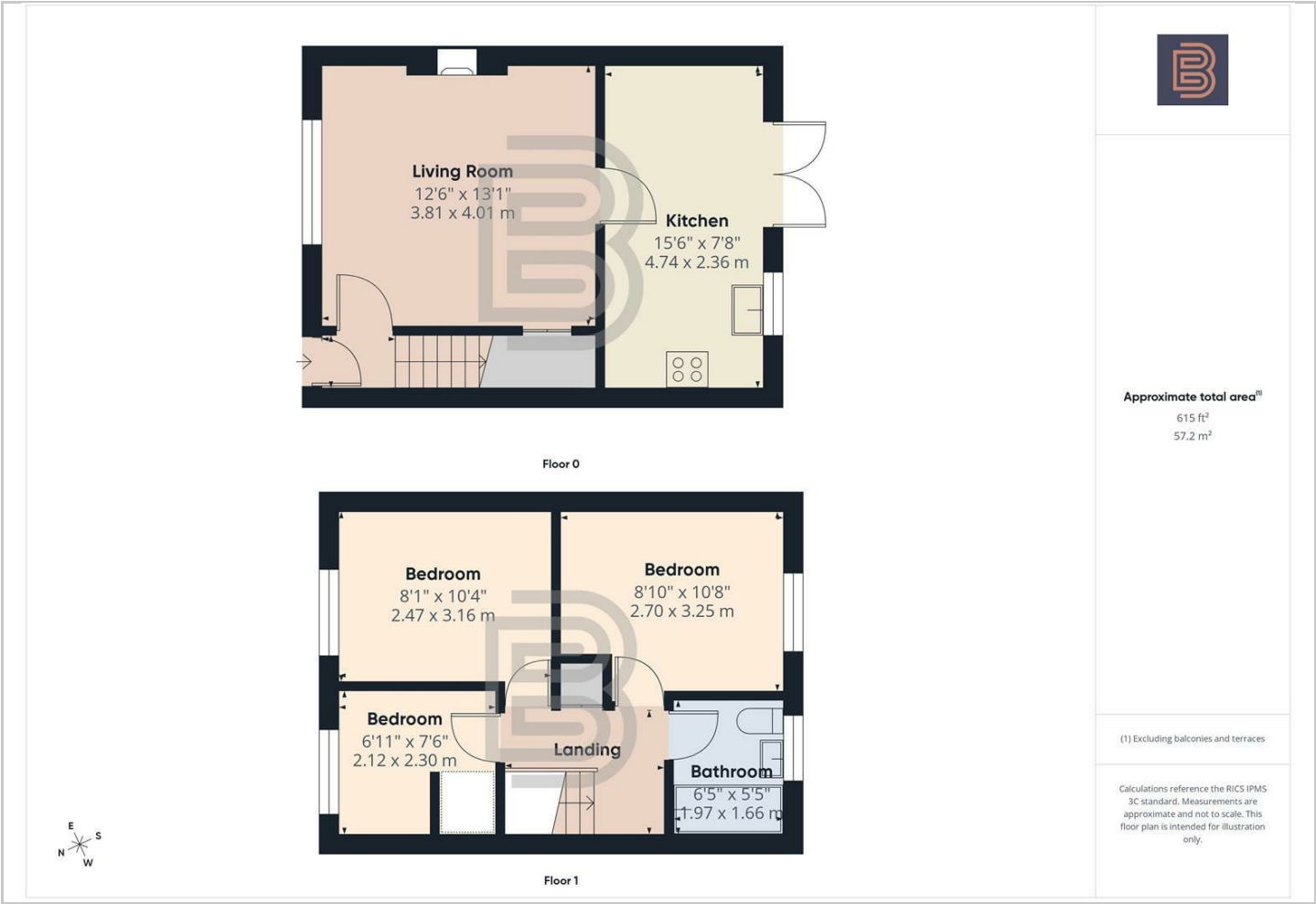
Hybrid Map



Terrain Map



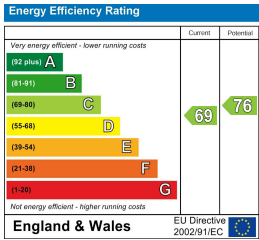
Floor Plan



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.



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