



Ellis Brooke



24 Elizabeth Way
Long Lawford, Rugby, CV23 9DJ

£220,000



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Kitchen/Diner

15' x 10'3" min (4.57m x 3.12m min)

Composite part double glazed door & window to the front aspect. Double glazed door & window to the rear aspect. Radiator. Stairs to first floor. Door to Lounge. Wood effect flooring. Door to WC/Utility. Door to under-stairs cupboard. Full range of base & eye level units with central island. Quartz worktops. Under cabinet feature lighting. Recessed metal sink with mixer tap. Space for a range style cooker with extractor. Space for large fridge/freezer. Inset spotlights.

Guest WC/Utility

Low flush WC. Wash hand basin set upon small vanity unit. Space & plumbing for washing machine. Inset spotlights.

Lounge

15'6" x 10'7" max (4.72m x 3.23m max)

Double glazed window to the front aspect. Double glazed window & door to the rear aspect. Two radiators. Wood effect flooring. TV point. Gas fire (with back boiler behind). Coving.

Landing

Doors off to all three bedrooms. Door to bathroom. Double glazed window to the rear aspect. Inset spotlights.

Bedroom One

10'5" min x 10'1" (3.18m min x 3.07m)

Double glazed window to the front aspect. Two storage cupboards (one is over-stairs & one is airing cupboard). Radiator. Loft access hatch.

Bedroom Two

10'7" x 6'6" min (3.23m x 1.98m min)

Double glazed window to the front aspect. Radiator.

Bedroom Three

8'6" x 6'6" (2.59m x 1.98m)

Double glazed window to the rear aspect. Radiator. Corner recess storage.

Bathroom

7'7" x 5'3" (2.31m x 1.60m)

Double glazed window to the rear aspect. Radiator. Bath with shower over. Low flush WC. Pedestal wash hand basin. Tiling to splashbacks. Wood effect flooring.

Front Garden

Enclosed by low level brick wall & hedging. Small timber gate with pathway leading to front door. Front garden is part lawned & part slate chippings.

Rear Garden

Initial good size patio leads onto lawned area with slabbed stepping stone pathway. Enclosed by timber fencing. Rear gate giving access through to Townsend Lane. Base of the garden is laid with slate chippings. Apple tree.

Garden Room / Office

12'5" x 9'2" (3.78m x 2.79m)

Double glazed door & windows to the front aspect. Composite construction. Wood effect

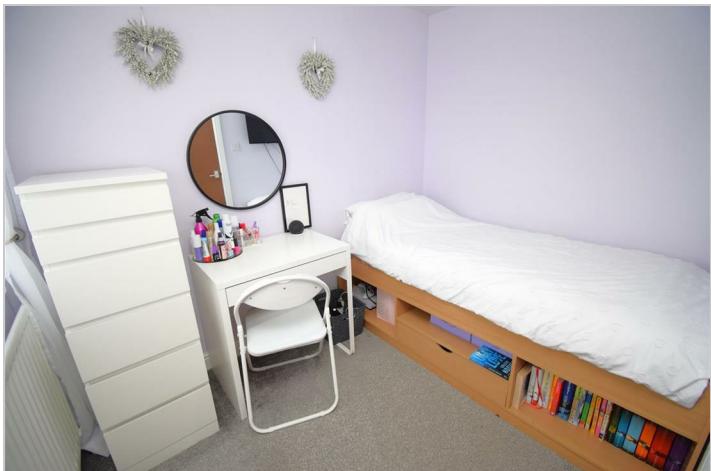
flooring. Inset spotlights. Outside feature lighting.

Notes

Please note that this property is of non-standard construction.

Original built in the 1950's the construction type is 'Wimpey No Fines' which was popular shortly after the second world war.

Potential buyers should check with their Mortgage Lender or Mortgage Broker that their proposed Mortgage Company will find this construction type acceptable.



Road Map



Hybrid Map



Terrain Map



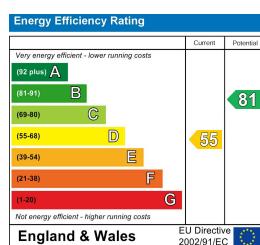
Floor Plan



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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