



Ellis Brooke



23 Roundhouse Drive

Cawston, Rugby, CV22 7YX

Offers in excess of £240,000



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Hallway

Composite part double glazed front door. Wood effect flooring. Stairs to first floor. Radiator. Doors off to WC, Kitchen & Lounge.

Guest WC

Low flush WC. Wall mounted wash hand basin. Radiator. Extractor.

Kitchen

Double glazed window to the front aspect. Radiator. Range of base and eye level units with work surfaces over. Stainless steel sink/drain. Integrated oven with gas hob and extractor. Integrated fridge. Space and plumbing for a washing machine. Space for a fridge/freezer. Inset spotlights. Cupboard housing combination boiler.

Lounge

Double glazed window and French Doors to the rear garden. Radiator. Wood effect flooring.

Landing

Doors off to both bedrooms and bathroom. Radiator. Loft access hatch. Shallow storage cupboard.

Bedroom One

Two double glazed windows to the rear aspect. Fitted wardrobe. Radiator. Heating control panel.

Bedroom Two

Two double glazed windows to the front aspect. Built in cupboard. Radiator.

Bathroom

Panelled bath with shower over. Low flush WC. Pedestal wash hand basin. Extractor. Heated towel rail. Shaver point. Inset spotlights.

Frontage

Low maintenance laid to stones with bark chippings and shrubs. Thin lawned section. Pathway leading to canopy porch.

Rear Garden

Fully enclosed by timber fencing with a gate giving access along to the parking area. Slabbed pathway leading along one side of the garden. Mainly laid to lawn.

Parking

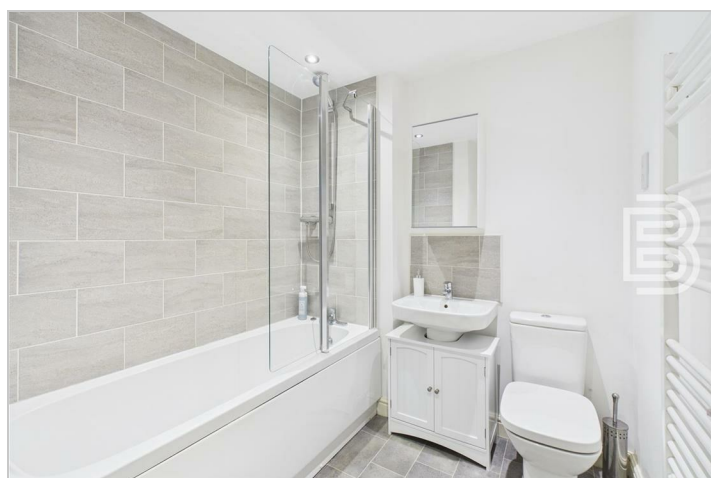
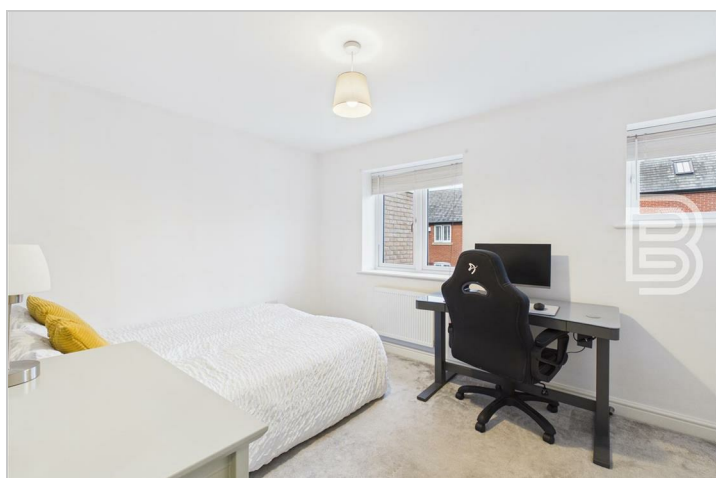
Located a few door along from the subject property, Allocated space for 1 car (with a number plaque). Access walkway leading to rear garden.

No Service Charges applicable.

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



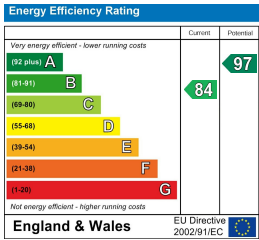
Floor Plan



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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