



Ellis Brooke



5 Elmore Road

Overslade, Rugby, CV22 6BA

Guide price £235,000



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Entrance Hall

11'11" x 6'10" (3.64m x 2.1m)

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 the ground floor accommodation.

Living Room

11'11" x 13'8" (3.64m x 4.17m)

A well portion living room that benefits from a window to the front elevation.

Kitchen Dining Room

8'7" x 20'11" (2.64m x 6.38m)

Occupying the whole rear elevation of the property is the kitchen dining room. The kitchen itself comprises a range of base and eye level units with a complementary worktop over. There are a range of fitted appliances which include a slim line dishwasher, double electric oven and five ring gas hob with extractor fan over. Further to this there is space for an American style fridge freezer and washing machine. The room provides ample space for a dining table. To the rear elevation there are two windows that provide natural light and to the side elevation there is a door which gives access through to.

Utility

8'3" x 4'3" (2.53m x 1.31m)

With a base and eye level unit with complementary worktop over. Beneath is space for a tumble dryer. From the utility room there is a door which gives access through to the ground floor WC and to the side elevation there is a uPVC door giving access to the garden.

WC

2'11" x 4'2" (0.89m x 1.28m)

With a low level flush WC and a frosted window to the side elevation.

1st Floor Landing

The first floor landing benefits from a window to the side elevation that provides natural light. Further to this access to the loft is obtained via a loft hatch. In addition there doors that give access through to all first floor accommodation.

Bedroom 1

9'5" x 12'0" (2.89m x 3.66m)

A spacious double bedroom that benefits from a window to the front elevation. This bedroom further benefits from a fitted wardrobe.

Bedroom 2

8'5" x 13'3" (2.58m x 4.06m)

A good sized double bedroom with a window to the rear elevation, providing a view over the garden.

Bedroom 3

8'11" x 8'6" (2.73m x 2.6m)

A single bedroom with a window to the front elevation, used by the current owners as a craft and hobby room.

Bathroom

5'5" x 7'0" (1.66m x 2.14m)

With a suite that comprises a low-level flush WC, wash hand basin and paneled bath with shower over. Within the bathroom there is tiling to the splash back areas, a wall mounted radiator and to the rear elevation a frosted window.

Rear Garden

To the rear of the home is a private and enclosed garden, enclosed by fencing to all elevations. To the immediate rear of the property is an area that has been laid to gravel stone and provides ample space for outdoor seating and alfresco dining. From here the majority of the garden has been laid to lawn and

is set over two tiers. To the rear of the garden is a patio area which provides further space for outdoor seating and alfresco dining, in addition there are two useful storage sheds. To the side of the home and incorporating the property itself is a useful storage room. The garden is dispersed with a range of mature shrubs, hedges, and planting.

Store Room

9'1" x 4'4" (2.79m x 1.33m)

Accessed from the side of the home is a useful store room providing garden storage.

Front Garden

To the front of the home is an enclosed front garden, enclosed by picket fencing. In the main the front garden has been laid to lawn and offers potential for creating off-road parking subject to the relevant permissions. From the public highway, a gate gives access to the front garden where there is a paved pathway providing access to the front door. The pathway continues along the side of the home and provides access to the rear garden.

Parking

On street parking is found on a first come first serve basis. The property does offer the potential of creating off-road parking within the front garden, but this is subject to the usual planning permissions.

Agents Note - Construction Type

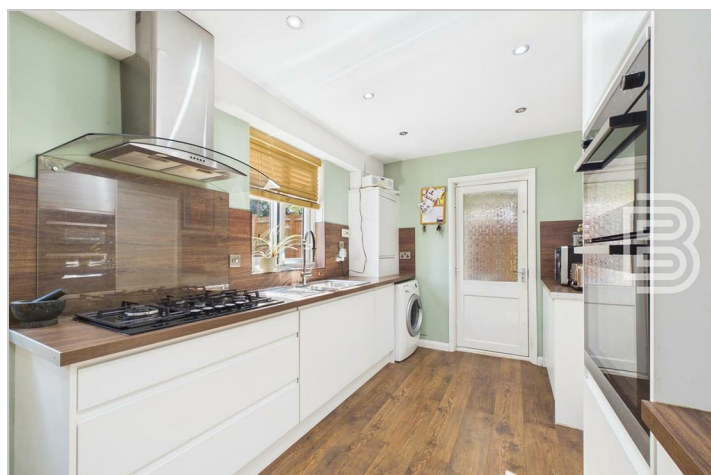
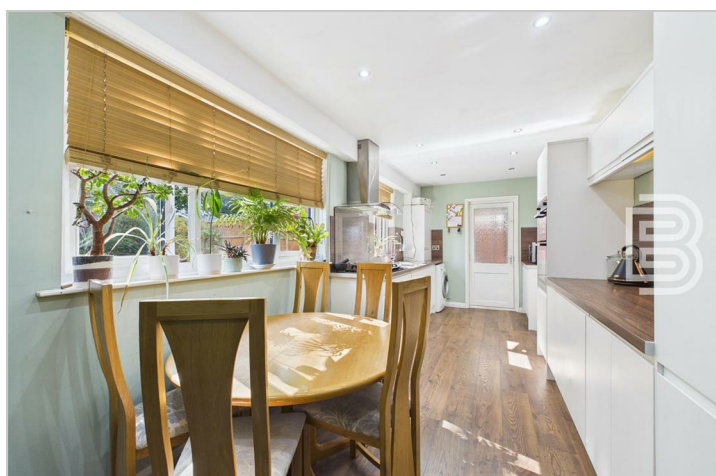
It should be noted that the construction type of this property is British Iron and Steel Federation Housing (BISF).

Interested buyers should check with their mortgage lender or broker that this is acceptable.

The property is sold on a Freehold basis.

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



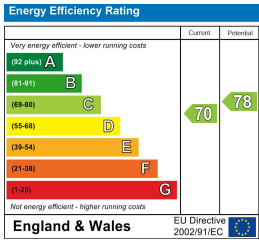
Floor Plan



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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