



# Ellis Brooke



1 Kimberley Road  
, Rugby, CV21 2SU

**Guide price £285,000**



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## Hallway

Double glazed front door with double glazed window over. Radiator. Stairs to first floor. Door to Lounge/Diner. Inset spotlights. Coving.

## Lounge/Dining

Double glazed bay window to the front aspect and additional double glazed window to the rear aspect. Two radiators. Door to Kitchen.

## Breakfast Kitchen

Two double glazed windows and door to the side aspect. Door into Utility Room. Vertical radiator. Full range of base and eye level units with complementary work surfaces over. Composite sink/drainer with directional mixer tap. Under cabinet, over cabinet and kickboard feature lighting. Integrated oven, hob and extractor. Space for a dishwasher. Integrated fridge and freezer. Breakfast bar area. Inset spotlights. Under-stairs storage cupboard. Worcester combination boiler (inside cupboard).

## Utility Room

Double glazed window to the rear aspect. Door into WC. Work surface. Space and plumbing for washing machine and dryer. Radiator. Inset spotlights.

## Guest WC

Double glazed window to the side aspect. Low flush WC. Wash hand basin with vanity unit. Extractor. Inset spotlights.

## Landing

Doors off to 3 bedrooms and bathroom. Loft access hatch.

## Bedroom One

Double glazed bay window to the front aspect. Radiator.

## Bedroom Two

Double glazed window to the rear aspect. Radiator.

## Bedroom Three

Currently used as a dressing room. Double glazed window to the rear aspect. Radiator.

## Bathroom

Double glazed window to the side aspect. Radiator. rail. 'L Shaped' bath with shower over. Low flush WC. Wash hand basin with vanity unit. Inset spotlights. Extractor.

## Frontage

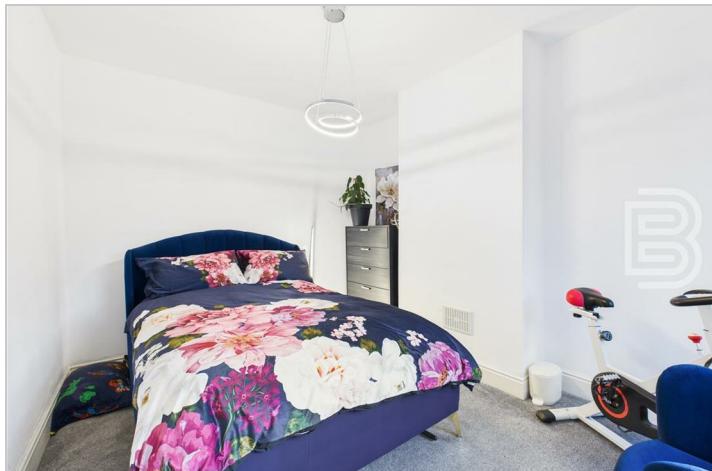
Enclosed by low level brick wall with a metal gate. Gated access along the side with a further gate into the rear yard.

## Rear Yard

Enclosed by brick wall and timber fencing. Access gate to the side. Initial hard-standing section leading to paved area with various plants, flowers and shrubs to include rose bushes. Additional concrete seating area.

## Money Laundering Regulations

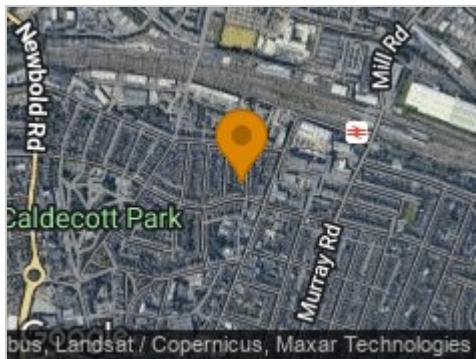
Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) 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



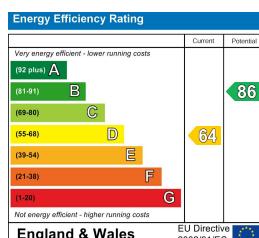
## Floor Plan



## 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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