



# Ellis Brooke



## 15 Braids Close

, Rugby, CV21 3FG

**Offers in excess of £400,000**



4



2



2



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, Rugby, CV21 3FG

Offers in excess of £400,000



## Entrance Hall

Composite door with double glazed panel. Stairs to first floor. Radiator. Doors to WC and Lounge. Coving.

## Guest WC

Double glazed window to the front aspect. Low flush WC. Pedestal wash hand basin. Radiator. Tiled floor.

## Lounge

Double glazed square bay window to the front aspect. Two radiators. Archway through to Dining Room. Fireplace area. Coving.

## Dining Room

Double glazed French Doors to the rear garden and patio. Radiator. Coving. Door to Kitchen/Diner.

## Kitchen/Diner

Double glazed window and French Doors to the garden. Tiled flooring. Door to Utility Room. Under-stairs/Pantry cupboard. Inset spotlights. Three radiators. Full range of base and eye level units with work surfaces over. Stainless steel sink/drainers. Space for a large fridge/freezer. Integrated double oven with 5 Ring Gas Hob and Extractor. Integrated dishwasher.

## Utility Room

Composite door to the side aspect. Tiled flooring. Radiator. Extractor. Several base and eye level units. Additional sink/drainers. Space

and plumbing for washing machine. Wall mounted Worcester boiler.

## Landing

Doors off to all 4 bedrooms and bathroom. Loft access hatch. Airing cupboard.

## Bedroom One

Double glazed window to the rear aspect. Radiator. Fitted wardrobes. Door to En-Suite.

## En-Suite

Double glazed window to the side aspect. WC and wash hand basin set into vanity unit. Enclosed shower cubicle. Extractor fan. Radiator. Tiled flooring. Shaver point.

## Bedroom Two

Two double glazed windows. Radiator.

## Bedroom Three

Double glazed window to the rear aspect. Radiator.

## Bedroom Four

Double glazed window to the front aspect. Radiator.

## Bathroom

Double glazed window to the front aspect. Radiator. Panelled bath with shower over. Low flush WC. Wash hand basin set into vanity unit. Extractor. Inset spotlights. Shaver point.

## Frontage

Small lawned area. Side access gate into garden.

### Driveway

Side-by-side parking leading to garage.

### Garage

Metal up and over door. Power and light connected.

### Rear Garden

Enclosed by timber fencing. Initial patio with gated side access. Primarily laid to lawn with borders to two sides. Shed with hard-standing.

### 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



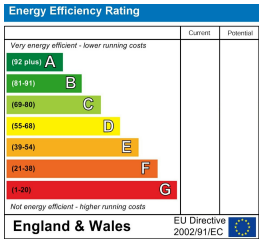
Floor Plan



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



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