Ellis Brooke

16 Plantagenet Drive

Woodlands, Rugby, CV22 6LB

Guide price £245,000

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Hallway
Double glazed front door. Radiator. Stairs to first floor. Small under-stairs cupboard. Doors to : Kitchen, Lounge, Dining Room & downstairs bedroom.

Lounge
Double glazed sliding patio doors to the rear garden. Wooden window to the side aspect. Two radiators. Wall mounted gas fire.

Dining Room
Could be used as an additional bedroom
Double glazed window to the front aspect. Radiator.

Kitchen
Double glazed window to the front aspect. Range of base and eye level units with tiling to splashbacks and some wood panelling. Small under-stairs area. Cooker and gas hob. Space and plumbing for a washing machine. Space for 2 more under-counter appliances. Sink/drainer. Wall mounted Vaillant combination boiler.

Downstairs Bedroom
Could be used as an office
Window to the rear aspect. Wood panelling. Radiator.

Landing
Metal window to the side aspect. Small storage cupboard. Doors off to Two Bedrooms and Bathroom.

Bedroom One
Metal framed window to the rear aspect. Radiator. Range of fitted bedroom furniture. Archway into wash room.

Wash Room
Metal framed window to the rear aspect. Sink set into storage area.

Bedroom Two
Double glazed window to the front aspect. Radiator. Fitted bedroom furniture. Eaves access.

Bathroom
Window to the side aspect. Large storage cupboard (former airing cupboard). Panelled bath with shower over. Pedestal wash hand basin. Low flush WC. Radiator.

Front Garden
Laid to lawn with shrub and plant borders.

Driveway
Initially block paved and then concrete as it runs alongside the property and leads to the garage. Gate into rear garden.

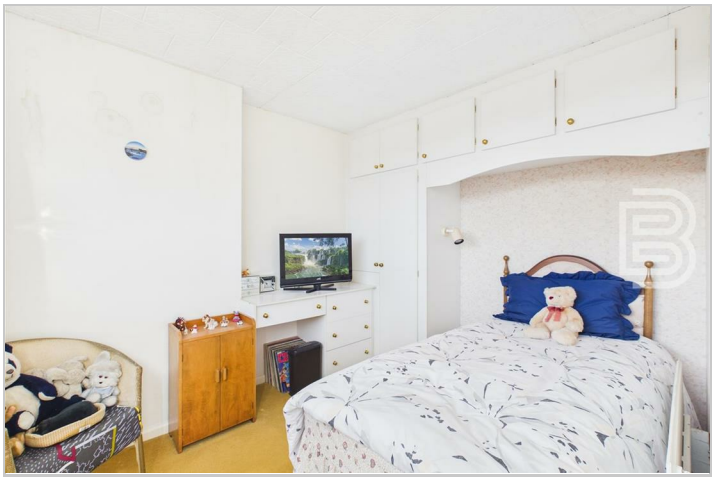
Garage
Single concrete sectional construction garage with metal up and over door. Wooden courtesy door to the side.

Rear Garden
Enclosed by timber fencing. Gate leading to

driveway. Initial patio adjoining lawned area with central pond. Various small trees, plants and shrubs. Area behind the garage with shed.

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.

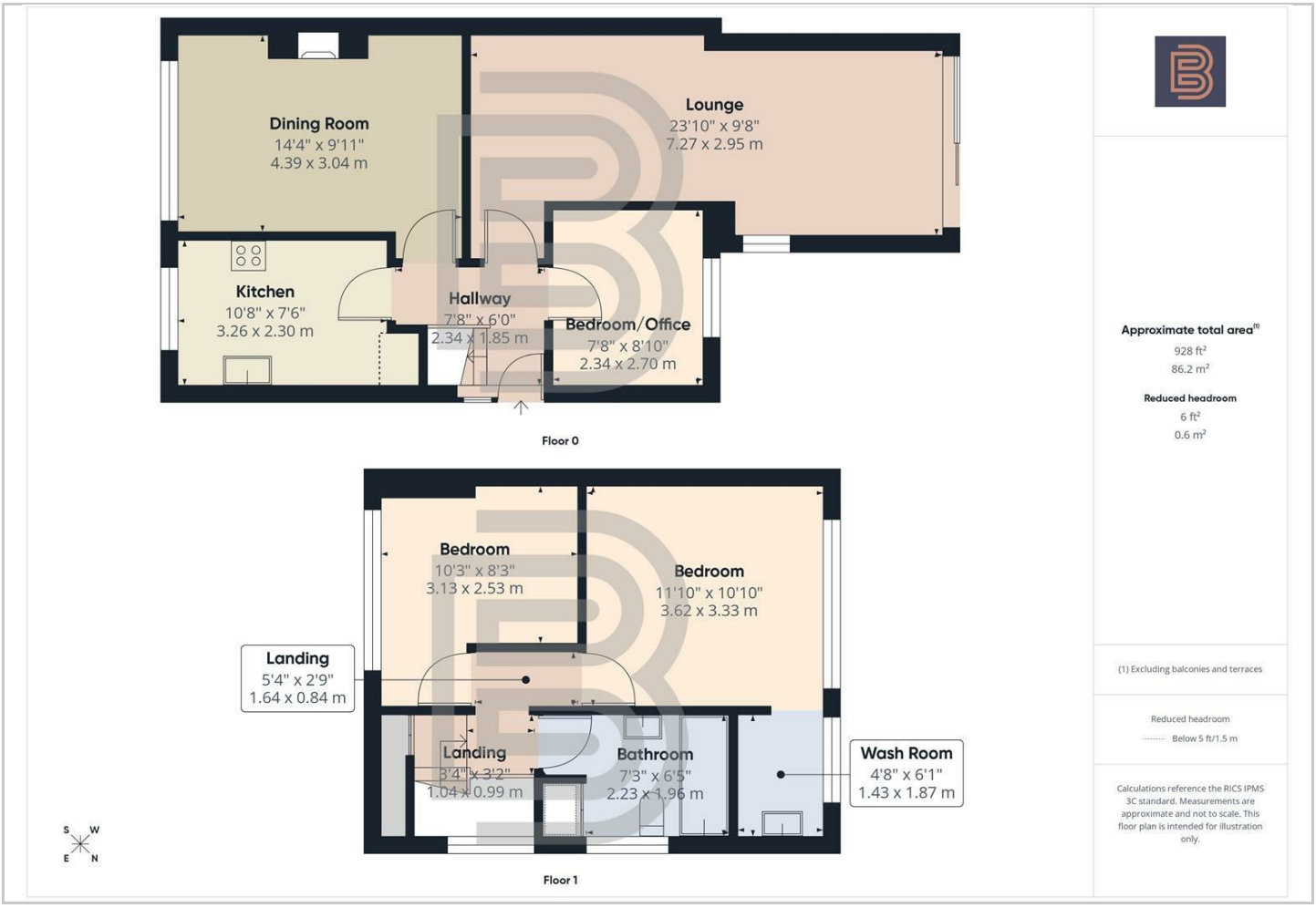


Road Map

Hybrid Map

Terrain Map

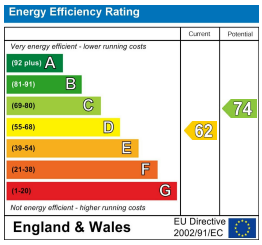
Floor Plan



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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