



Ellis Brooke



38 Anderson Avenue

, Rugby, CV22 5PE

Asking price **£205,000**



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Entrance Porch

Enter via uPVC door uPVC windows to side and front Door into:

Lounge/Dining Room

20'0 x 12'6 (6.10m x 3.81m)

uPVC window to the front. Doors to further accommodation. Under stairs storage cupboard. Sliding doors into:

Sun Room

7'0 x 17'7 (2.13m x 5.36m)

Dwarf wall and then uPVC construction with uPVC French doors to garden. Electric heater.

Kitchen

11'8 x 9'1 (3.56m x 2.77m)

With a range of base level units. Built in sink with drainage board and mixer tap. Windows to rear and side elevations. Built in four ring gas hob and oven. Wall mounted boiler. Space and plumbing for washing machine. Door back into lounge/dining room.

Stairs & Landing

Two windows. Doors to further accommodation. Loft hatch.

Bedroom One

11'0 x 12'5 (3.35m x 3.78m)

Window. Built in cupboard.

Bedroom Two

8'7 x 12'6 (2.62m x 3.81m)

Window.

Bedroom Three

7'1 x 9'1 (2.16m x 2.77m)

Window.

Bathroom

Bath with separate taps. Wash hand basin with pedestal and mixer tap. Obscure glazed window.

Toilet

3'0 x 2'10 (0.91m x 0.86m)

WC. Tiled walls.

Rear Garden

Mainly laid to lawn with patio area. Brick built sheds. Access to front via wooden gate.

Front Garden

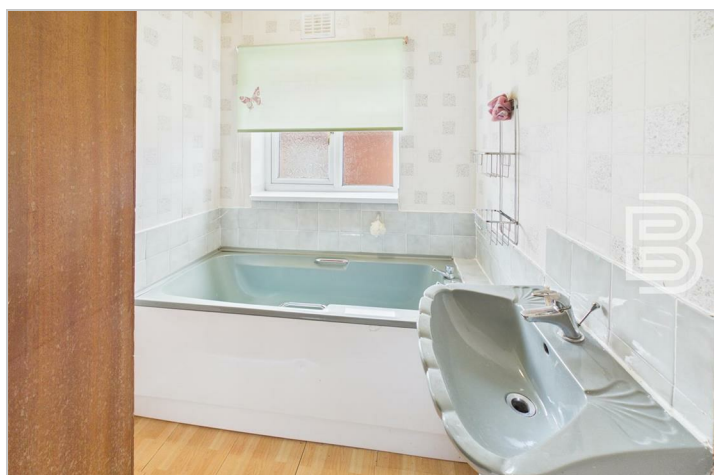
Herbaceous front border. Wrought iron gate and pathway leading to front porch.

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.

Garage

Single detached garage with manual up and over door.



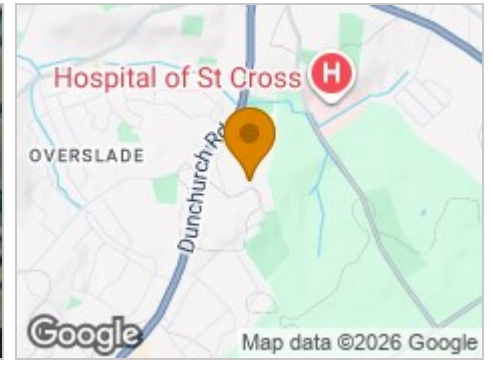
Road Map



Hybrid Map



Terrain Map



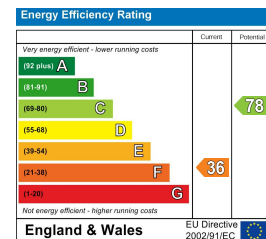
Floor Plan



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.



36 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk