



Ellis Brooke



42 Dunnerdale

Brownsover, Rugby, CV21 1QZ

Guide price £199,950



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Entrance

Composite from door with small glazed panels. Radiator. Door into Lounge. Wood effect flooring.

Lounge

Double glazed window to the front aspect. Radiator. Doorway into Kitchen. Stairs to first floor. Wood effect flooring.

Breakfast Kitchen

Double glazed French Doors and window to the rear aspect. Radiator. Wood effect flooring. Range of base and eye level units with work surfaces over and tiling to splashbacks. Integrated oven with hob and extractor. Sink/drain. Space for a fridge/freezer. Space and plumbing for two further appliances such as a washing machine and dishwasher.

Landing

Double glazed window to the rear aspect. Loft access hatch. Doors off to both bedrooms and bathroom. Radiator.

Bedroom One

Double glazed window to the front aspect. Radiator. Airing cupboard. Wood effect flooring.

Bedroom Two

Double glazed window to the front aspect. Radiator.

Bathroom

Double glazed window to the rear aspect. Majority tiled walls. Panelled bath with electric

shower over. WC and wash hand basin set into vanity unit. Radiator.

Front Garden

Mainly laid to lawn and adjacent to Driveway. Hedge along one side.

Driveway

Off road parking for at least two cars. Leads to garage.

Garage

Metal up and over door. Wooden courtesy door into the rear garden.

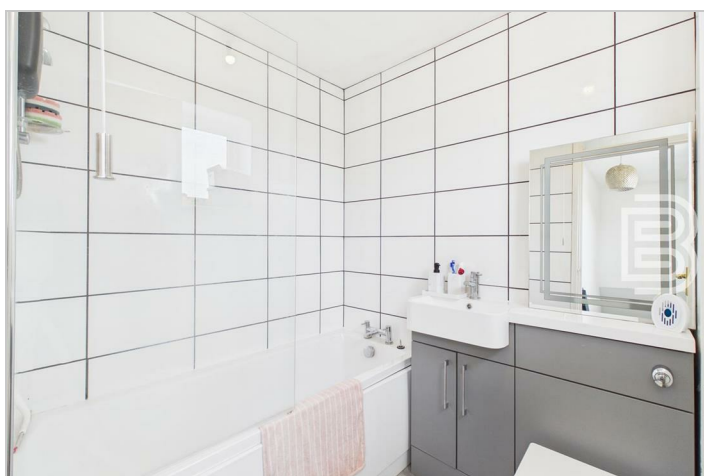
Rear Garden

Enclosed by timber fencing to all sides. Wooden courtesy door into garage. Initial decked panels with stone chippings. Central fake grass section with steps down to further area at the lower end of the garden.

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.



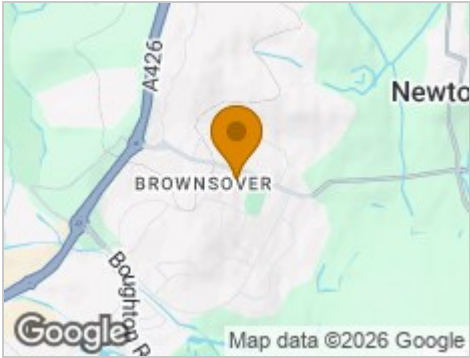
Road Map



Hybrid Map



Terrain Map



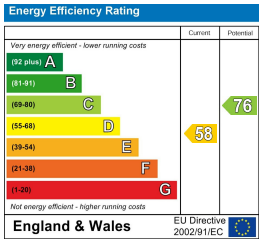
Floor Plan



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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