



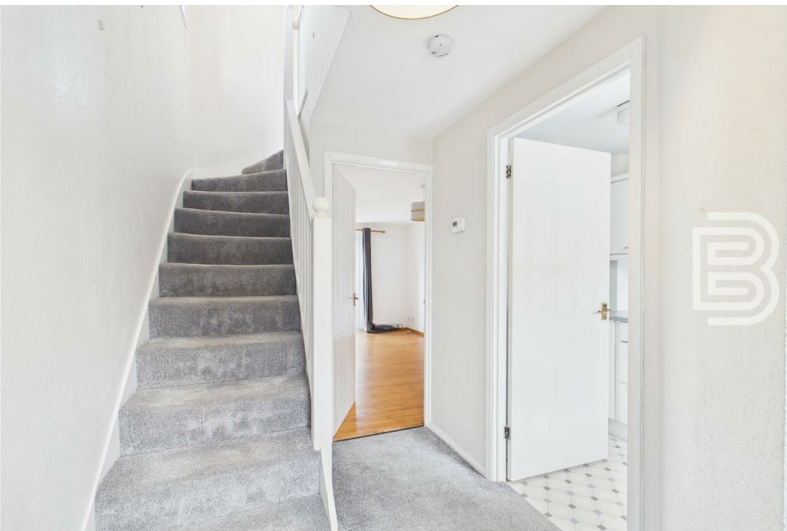
# Ellis Brooke



## 7 Windrush Way

Long Lawford, Rugby, CV23 9SW

**Guide price £210,000**



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## Hallway

Double glazed door and window. Stairs to first floor. Radiator. Small under-stairs storage area. Door to the Lounge/Diner. Door to Kitchen.

## Kitchen

Double glazed window to the front aspect. Range of base and eye level units with work surfaces over. Tiling to splashbacks. Sink/drain. Integrated cooker with gas hob and extractor over. Space for a fridge/freezer. Space and plumbing for a washing machine. Cupboard housing Worcester combination boiler.

## Lounge/Diner

Newly fitted double glazed French Doors. Radiator. Wood flooring.

## Landing

Double glazed window to the side aspect. Doors to both bedrooms and bathroom. Loft access hatch.

## Bedroom One

Double glazed window to the rear. Radiator.

## Bedroom Two

Double glazed window to the front aspect. Radiator. Over-stairs cupboard.

## Bathroom

Panelled bath with shower over. Radiator. Low flush WC. Pedestal wash hand basin. Extractor. Tiling to splashbacks.

## Front Garden

Mainly laid to lawn with pathway leading to front door and then in turn along to the gated access for the rear garden. Hedge to one side.

## Parking

Provision for parking 2 cars side by side.

## Rear Garden

Enclosed by timber fencing. Gate to the side. Patio area with small shed space. Two brick edged borders. Tree and rockery. Mainly laid to lawn.

## 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.

## Agents Note

Please note that the vendor of this property has a connected interest to Ellis Brooke.



## Road Map



## Hybrid Map



## Terrain Map



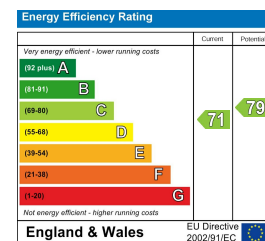
## Floor Plan



## 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.



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