



Ellis Brooke



27 Montrose Road
, Rugby, CV22 5PB

Guide price £285,000



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Entrance Hall

6'0" x 8'6" (1.84m x 2.6m)

Accessed under a covered storm porch and through the front door. The entrance hall benefits from a tiled floor throughout and access to a useful under stairs storage cupboard, which houses the electricity fuse board. There are stairs that rise to the first floor and doors which give access through to the Living Area and WC/Utility.

Dining Room

11'0" x 12'6" (3.36m x 3.83m)

Located to the front elevation and with a bay window. This room could be used for a variety of uses and has an opening to the rear elevation to the Living Room.

Living Room

11'0" x 12'0" (3.36m x 3.67m)

Accessed from the dining room and with an opening to the rear elevation, giving access to the Kitchen/Diner.

Open Plan Kitchen/Diner

16'4" x 10'0" (4.99m x 3.05m)

The kitchen itself comprises of a range of base and eye level units with a complementary worktop over. There is a range style cooker with a five ring gas hob and extractor fan over. Within the kitchen there is a fitted dishwasher and in addition there is space for a tall fridge/freezer. The kitchen is open to the dining area which has a useful fitted breakfast bar that provides ample space for dining.

To the rear elevation of the room, there is a window which provides a view over the garden and in addition there are sliding patio doors providing access to the garden.

WC/Utility

5'10" x 5'8" (1.78m x 1.75m)

With a low level flush WC and wash hand basin. In addition there are range of base level units with a complementary worktop over. There is space and plumbing for a washing machine. To the side elevation there is a frosted window.

1st Floor Landing

With the frosted window to the side elevation providing natural light. The first floor landing gives access to the loft via a loft hatch and in addition there are doors which provide access through to all first floor accommodation.

Bedroom 1

11'1" x 13'0" (3.38m x 3.98m)

A good size double bedroom with a bay window to the front elevation. This bedroom further benefits from a range of fitted wardrobes and drawers.

Bedroom 2

11'2" x 12'0" (3.42m x 3.66m)

A good sized double bedroom that benefits from a window to the rear elevation, providing a view over the garden. This bedroom has a feature fire place and a fitted storage cupboard, which homes the gas boiler.

Bedroom 3

6'0" x 7'4" (1.83m x 2.26m)

A single bedroom with a window to the front elevation.

Bathroom

6'0" x 8'0" (1.84m x 2.46m)

With a suite that comprises of a low-level flush WC,

wash hand basin, panelled bath and shower cubicle. Within the bathroom the walls are part tiled and the floor is fully tiled. To the rear elevation there is a frosted window.

Rear Garden

To the immediate rear of the home is a good sized decked area that provides ample space for alfresco dining. There are steps that lead down to a lower deck area which provides access to the garden room and the remainder of the garden. The remainder of the garden has been set to areas of lawn with a paved pathway running along the garden to a further area of patio to the rear. At the end of the garden there is an area which has been laid to patio with a covered pergola, providing covered seating. There are hedged boundaries to both side elevations and to the rear elevation a fenced boundary.

To the side of the home there is a covered storage area that has doors to both the front and rear elevation so access can be obtained from both the driveway and garden.

Garden Room

6'11" x 12'5" (2.12m x 3.79m)

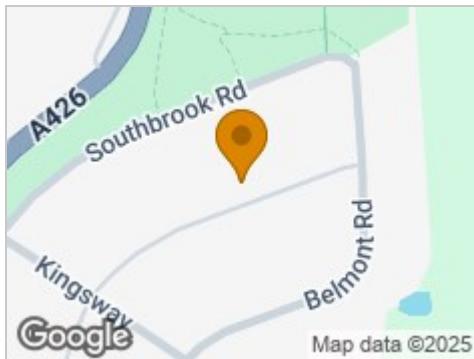
Used by the current owners as further storage the garden room would make an ideal home office/treatment room or simply somewhere to retreat to and enjoy a view of the garden.

Front and Parking

To the front of the home is a block paved driveway which provides ample off-road parking for 2/3 vehicles. To the side of the home there is gated access to the garden.



Road Map



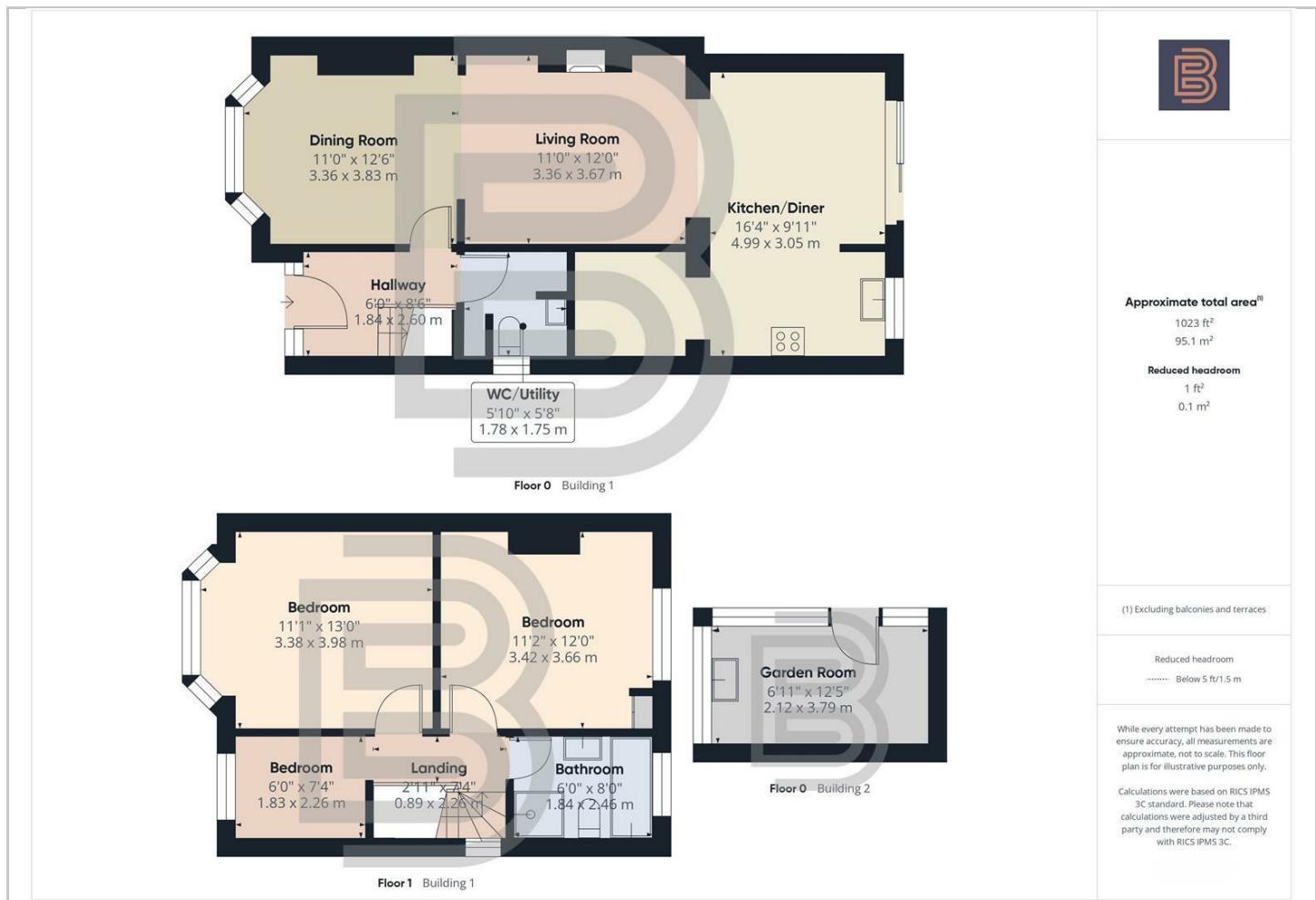
Hybrid Map



Terrain Map



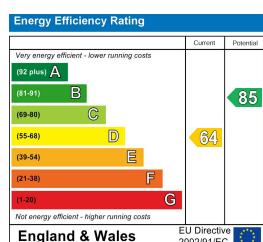
Floor Plan



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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