



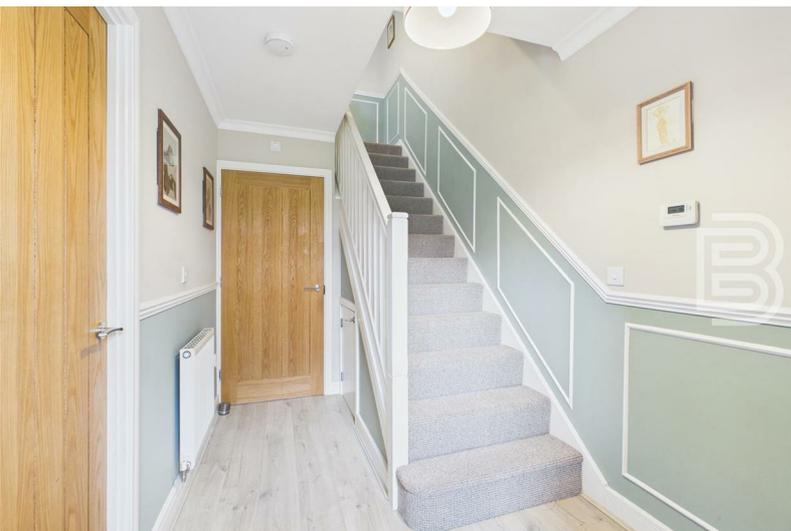
Ellis Brooke



## 13 East Close

Cawston, Rugby, CV22 7XY

**Guide price £295,000**



# 13 East Close

Cawston, Rugby, CV22 7XY

Guide price £295,000



## Hallway

Composite part glazed front door. Wood effect flooring. Wood panelling to wall. Stairs to first floor. Door to WC. Door to Kitchen. Storage cupboard and small under-stairs storage area. Dado rail. Radiator. Coving.

## Guest WC

Low flush WC. Pedestal wash hand basin. Radiator. Extractor.

## Kitchen/Diner Area

Double glazed window to the front aspect. Opens onto Lounge area. Wood effect flooring. Radiator. Range of base and eye level units with work surface over. Stainless steel sink/drainers with mixer tap. Integrated fridge and freezer. Integrated washing machine. Integrated oven with gas hob and extractor. Integrated dishwasher. Cupboard housing combination boiler.

## Living Area

French Doors and double glazed window to the rear garden. Radiator. Wood effect flooring.

## Landing

Doors off to all 3 bedrooms and bathroom. Over-stairs cupboard. Wood panelling to wall. Coving. Radiator. Loft access hatch.

## Bedroom One

Double glazed window to the rear aspect. Door to En-Suite. Radiator.

## En-Suite

Low flush WC. Radiator. Extractor. Double fully tiled shower cubicle. Pedestal wash hand basin. Tiling to splashbacks.

## Bedroom Two

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

## Bedroom Three

Double glazed window to the rear aspect. Radiator. Wood effect flooring. Coving.

## Bathroom

Double glazed window to the front aspect. Panelled bath with shower over. Low flush WC. Heated towel rail. Extractor. Pedestal wash hand basin. Tiling to splashbacks.

## Frontage

Small canopy porch. Front door accessed along pathway. Looks out onto green space. Low level fence. Shrub border.

## Rear Garden

Enclosed by timber fencing to all sides. Gate leading to parking area (to the rear). Full width patio leading onto stone chipping with sweeping borders and trellising. Side lean-to storage space. South-west facing.

## Parking

Located at the rear of the property. Two spaces.

## Area Notes

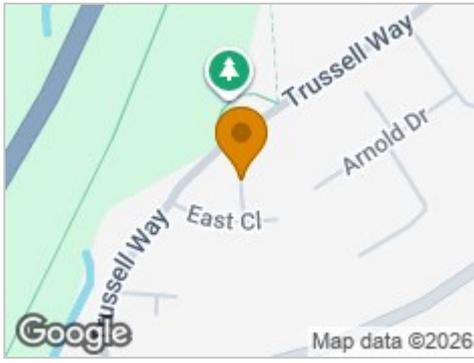
There is an Estate Management charge of £194.56 per year for the upkeep of communal green spaces.

## 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

**Approximate total area<sup>(1)</sup>**  
775 ft<sup>2</sup>  
72.1 m<sup>2</sup>

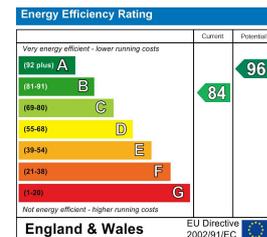
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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