



Ellis Brooke



30 St. Margarets Avenue

Wolston, CV8 3LJ

Offers in the region of £350,000



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Hallway

Composite front door with glazed panels. Small double glazed window to the front aspect. Wood effect flooring. Radiator. Stairs to first floor. Double doors into Lounge. Doors off to Family Room, WC and Kitchen.

Guest WC

Double glazed window to the front aspect. Radiator. Low flush WC. Pedestal wash hand basin.

Lounge

Double glazed window to the front aspect and French Doors to the rear. Two radiators. Electric fire with surround. Wood effect flooring.

Family Room

Two double glazed windows to the front aspect. Radiator. Wood effect flooring.

Kitchen

Double glazed window to the rear aspect. Archway into Utility. Radiator. Range of base and eye level units with work surfaces over. Sink/drainer with mixer tap. Tiling to splashbacks. Ceramic tiled flooring. Inset spotlights. Integrated oven plus gas hob and extractor. Space for fridge/freezer. Integrated dishwasher.

Utility

Double glazed door to the rear aspect. Understairs storage area. Cupboard housing boiler. Additional sink/drainer. Work surface with tiling to

splashbacks. Space and plumbing for a washing machine. Tiled flooring.

Landing

Doors off to all 4 bedrooms. Door to Family Bathroom. Loft access hatch. Radiator. Storage cupboard.

Bedroom One

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

En-Suite

Double glazed window to the rear aspect. Radiator. Low flush WC. Pedestal wash hand basin. Enclosed shower cubicle. Extractor.

Bedroom Two

Two double glazed windows to the front aspect. Radiator.

Bedroom Three

Double glazed window to the rear aspect. Radiator. Fitted wardrobes.

Bedroom Four

Double glazed window to the front aspect. Radiator.

Bathroom

Double glazed window to the rear aspect. Panelled bath with jet function and shower over. Large width wash hand basin set into vanity unit. WC set into vanity unit. Extractor. Radiator. Tiling to splashbacks.

Tel: 01788 221242

Front Garden

Lawned fore garden with substantial bark chipping borders which is bisected with pathway leading to canopy porch and front door.

Rear Garden

Split over two levels. Enclosed primarily by timber fencing. Initial full width flagstone L Shaped patio with feature fence and garden lighting. Steps down to stone/pebble area with side decking space. Shed. Low level fence to the rear aspect adjoining open land and leading to fishing lake and trees. Timber gate giving access to parking area.

Parking

Side-by-side parking for 2 cars. Gate into rear garden. Gated parking area is accessed via a drive through adjacent to number 32 St. Margaret's Avenue.

Area Notes

This property has an applicable annual estate management charge of circa £300.

This covers upkeep and installation of the green spaces, play areas and associated fencing to also include the parking areas.

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



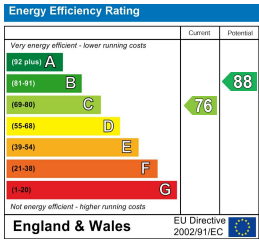
Floor Plan



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.

