



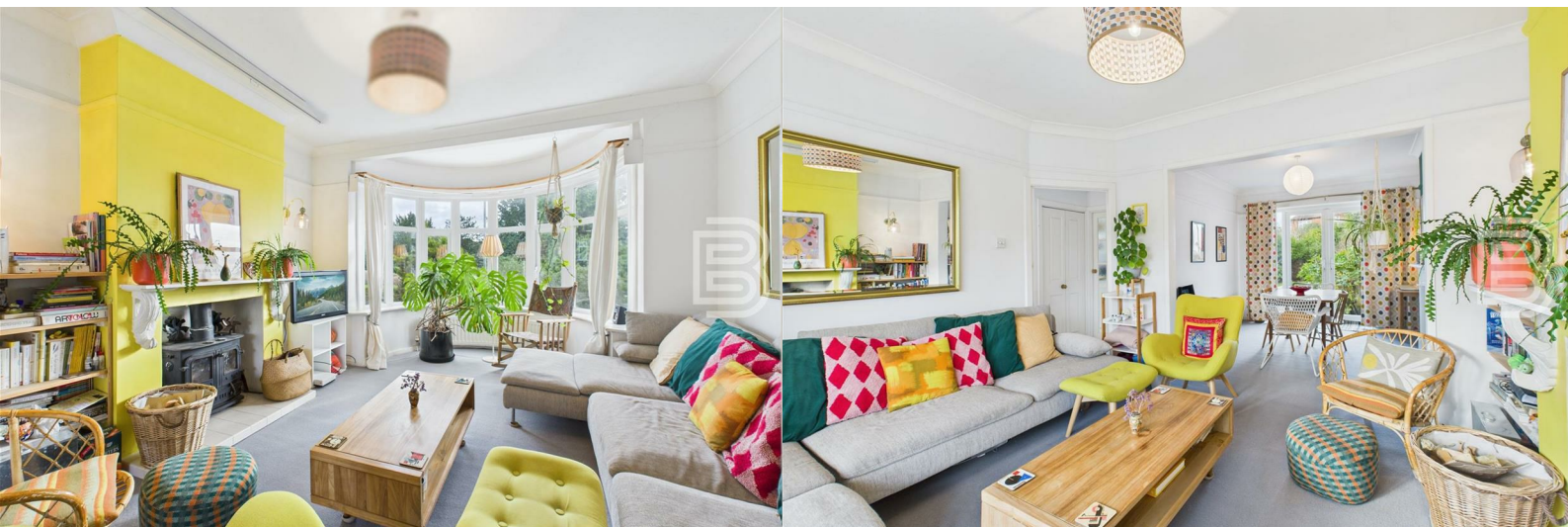
Ellis Brooke



14 Westfield Road

, Rugby, CV22 6AS

Guide price £315,000



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Hallway

Double glazed front door and double glazed window to the side aspect. Stairs to first floor. Under-stairs cupboard. Door to Guest WC. Door to Kitchen. Door to Dining Room and doorway into Lounge. Radiator.

Lounge

Impressive double glazed bay window to the front aspect with curved bay radiator. Opens through to Dining Room. Picture rail and coving. Coving. Wood burner inset into chimney breast. Picture rail.

Dining Room

Double glazed French Doors to the garden. Radiator. Feature inset chimney breast area. Coving and picture rail.

Kitchen

Double glazed windows to the side and rear plus a double glazed door to the garden. Tiled flooring. Range of base and eye level units with work surfaces over. Tiling to splashbacks. Space for an under counter fridge and a freezer. Space and plumbing for washing machine and dishwasher. Stainless steel sink/drain. Integrated cooker with gas hob and extractor hood. Under cabinet lighting.

Guest WC

Double glazed window to the side aspect. Low flush WC. Wall mounted wash hand basin. Tiled floor.

Landing

Two double glazed windows to the side aspect. Loft access hatch. Cupboard. Doors to three bedrooms and bathroom.

Bedroom One

Double glazed bay window to the front aspect with curved bay radiator. Tiled art deco style decorative fireplace. Coving.

Bedroom Two

Double glazed window to the rear aspect. Radiator. Two fitted cupboards. Decorative tiled fireplace.

Bedroom Three

Double glazed window to the rear aspect. Radiator. Coving.

Bathroom

Dual aspect double glazed windows. Heated towel rail. Panelled 'P Shaped' bath with shower over. Low flush WC. Wash hand basin with vanity unit. Fully tiled. Extractor. Coving.

Frontage

Lawned foregarden enclosed by shrubs and plants. Two block paved steps to the front door.

Driveway

Block paving in front of the property and along the side leading to Garage and timber access gate into Rear Garden.

Garage

Tandem length 26ft garage with windows along the side and a courtesy door to the garden.

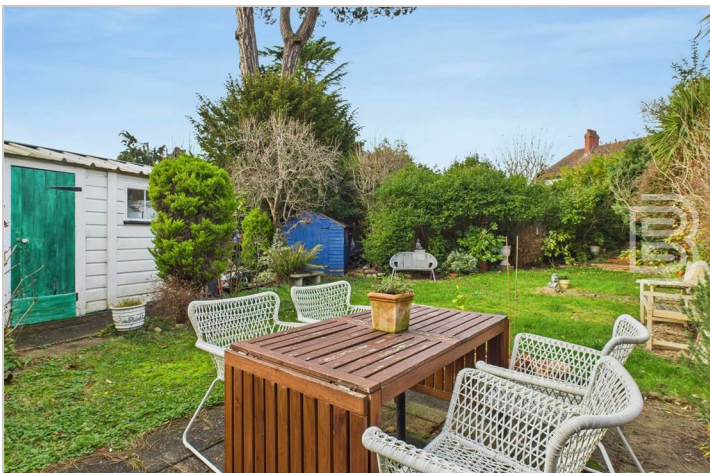
Rear Garden

Gate onto the driveway area. Courtesy door into the garage. Enclosed by a mixture of timber fencing and hedges. Primarily laid to lawn with initial patio and seating area, shed with hard-standing, curved borders and three small steps at the rear leading to a small tree secluded section.

Money Laundering Regulations

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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



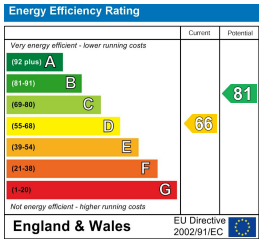
Floor Plan



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



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36 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk