Ellis Brooke

2 Staverton Leys

Hillside, Rugby, CV22 5RD

Guide price £325,000

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Entrance Hall

Accessed under a cover storm porch and through a front door. The entrance hall gives access to the bungalows airing cupboard, which houses the boiler, and in addition provides access to the loft via a loft hatch. From the entrance hall their doors which give access through to all accommodation.

Living/Dining Room

21'7" x 9'5" (6.59m x 2.88m)

A spacious room that is flooded with natural light, owing to the window found to the front elevation and further large picture window found to the side elevation. The room provide ample space to be used both as a sitting room and dining room.

Kitchen

9'5" x 11'4" (2.89m x 3.47m)

The kitchen comprises a range of base and eye level units with a complementary worktop over. To the rear elevation there is a window and door, which gives access to the outside.

Bedroom 1

11'4" x 12'0" (3.47m x 3.66m)

A spacious double bedroom that benefits from a window to the front elevation. This bedroom further benefits from a suite of fitted wardrobes.

Bedroom 2

12'9" x 9'6" (3.91m x 2.9m)

A double bedroom with a window to the side elevation. This bedroom benefits from a suite of fitted wardrobes.

Bedroom 3

8'3" x 9'0" (2.52m x 2.76m)

A single bedroom with a window to the front elevation.

Bathroom

5'4" x 6'9" (1.64m x 2.06m)

With a suite that comprises a low-level flush WC, wash hand basin and paneled bath with mixer shower over. Within the bathroom the walls are fully tiled and to the rear elevation there is a frosted window.

Garden

To the rear of the home, there is a paved walkway which leads to garden (located to the side elevation). The private and enclosed rear garden is enclosed by fencing to all elevations. Within the garden there are two patio areas which provides ample space for outdoor seating and alfresco dining. A further area of the garden has been laid lawn and gravel stone. Within the garden there is a useful summer house. There is gated access to the driveway.

Front and Driveway

To the front of the bungalow is a block paved driveway which provides off-road parking for 2/3 vehicles, which also provides access to the garage. The property occupies a generous corner plot with front gardens found to both the front and side elevations. These areas of garden have in the main been laid to lawn with some

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mature planting dispersed throughout. There is a low level hedged boundary. From the driveway there is a gate which gives access to the rear garden.

Garage

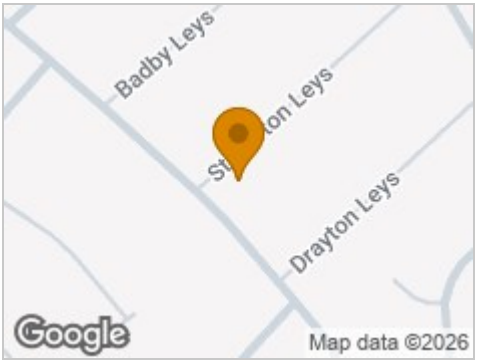
15'7" x 9'2" (4.75m x 2.81m)

The garage benefits from having light and power connected. To the front elevation there is a manual up and over door and to the rear elevation there is a window and door which gives access into the garden.

Money Laundering Regulations

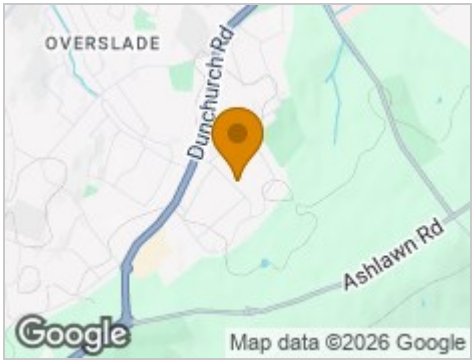
Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) 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

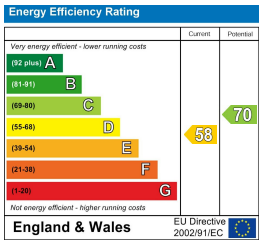


Floor Plan

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



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