



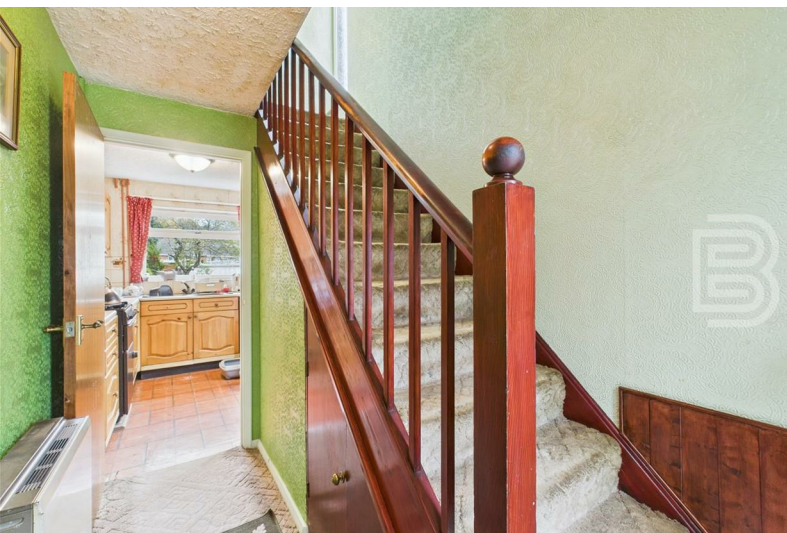
Ellis Brooke



53 Round Avenue

Long Lawford, Rugby, CV23 9AA

Guide price £199,950



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Hallway

Composite part double glazed front door with vertical double glazed window adjacent. Stairs to first floor. Electric storage heater. Under-stairs cupboard. Doors off to Lounge/Diner and Kitchen.

Lounge/Diner

Double glazed window to the front aspect. Sliding patio doors to the rear aspect. Gas fire with brick surround.

Kitchen

Double glazed window to the garden and double glazed door to the side. Pantry recess with space for fridge/freezer. Range of base and eye level units with work surface over and tiling to splashbacks. Enamel sink drainer with mixer tap. Cooker and washing machine.

Landing

Doors off to both bedrooms and bathroom. Double glazed window to the side aspect. Loft access hatch.

Bedroom One

Two double glazed windows to the front aspect. Two built in cupboards plus airing cupboard.

Bedroom Two

Double glazed window to the rear aspect. Fitted wardrobes.

Bathroom

Double glazed window to the rear aspect. Low

flush WC. Panelled bath with electric shower over. Pedestal wash hand basin. Tiling to splashbacks.

Front Garden

Enclosed by low level brick wall and low fence with shrubs and trees. Gate giving garden access. Lawned.

Parking

Concrete hard-standing area for parking. Leads to garage.

Garage

Detached single garage with up-and-over door. Courtesy door and window to the side.

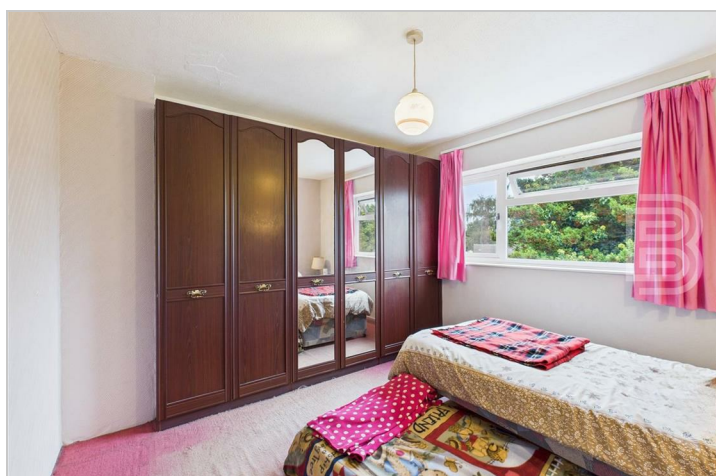
Rear Garden

Enclosed by a mixture of fencing, hedges and shrubs along with the back of several garages. Possible additional car hard standing via the side lane.

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



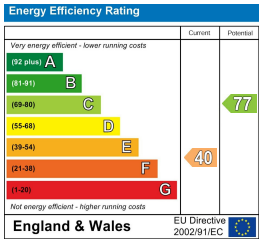
Floor Plan



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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