



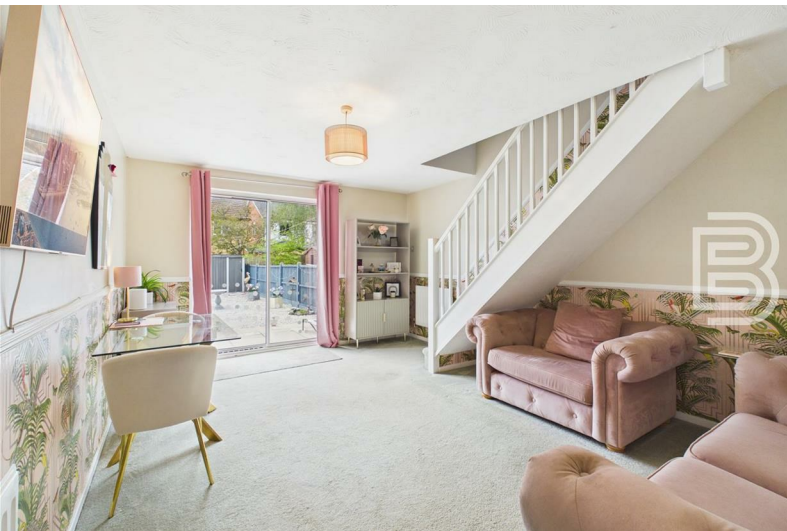
Ellis Brooke



7 Ilmer Close

, Rugby, CV21 1TY

Guide price £215,000



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Hallway

Composite double glazed front door. Radiator. Wood effect flooring. Archway into Kitchen. Door into Lounge/Diner.

Kitchen

Double glazed window to the front aspect. Tiled flooring. Range of base and eye level units with work surfaces over and tiling to splashbacks. Stainless steel sink/drainers with mixer tap. Wall mounted Baxi combination boiler. Space for fridge/freezer. Space and plumbing for washing machine. Integrated oven, gas hob and extractor.

Lounge/Diner

Sliding patio door to the garden. Stairs to first floor. Two radiators. Dado rail.

Landing

Doors to both bedrooms, bathroom and storage cupboard. Loft access hatch.

Bedroom One

Double glazed window to the rear aspect. Radiator. Wardrobe space. Picture rail.

Bedroom Two

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

Bathroom

Double glazed window to the front aspect. Radiator. Panelled bath with shower over. Low flush WC. Pedestal wash hand basin. Extractor.

Driveway

Side-by-side parking for 2 cars.

Garden

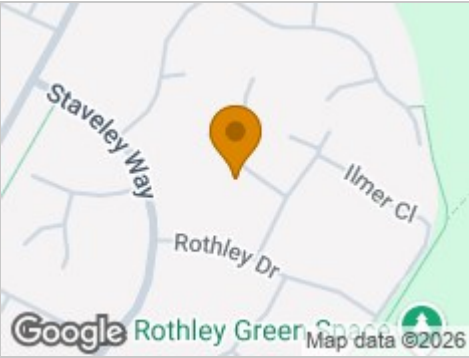
Fully enclosed by timber fencing. Full width sandstone patio. Majority of garden is laid to stones with central slabs.

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



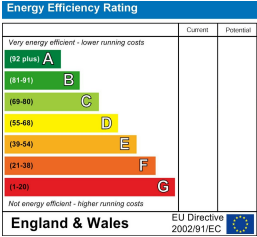
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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