



# Ellis Brooke



21 Charter Road  
, Rugby, CV22 5HX

**Guide price £235,000**



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## Entrance Hall

Accessed via a composite front door, the entrance hall provides space for cloaks and shoes storage. There are stairs that rise to the first floor landing and a door which gives access through to the living room.

## Living Room

13'8" x 12'7" (4.19m x 3.86m)

With a box style bay window to the front elevation providing natural light to the room. The living room further benefits from a future fireplace with a gas fire set within. To the rear elevation of the room is a door which gives access through to the kitchen diner.

## Kitchen Diner

9'0" x 15'11" (2.75m x 4.86m)

The kitchen itself comprises of a range of base and eye level units with a complementary worktop over. There is a fitted electric oven with a four ring electric hob and extractor fan over, in addition there is space and plumbing for a washing machine and tall fridge freezer. The room neatly defines into two areas of kitchen and dining and easily accommodates a dining table. From the dining area there is access to two useful storage cupboards, one of which has space for a tumble dryer. To the side and rear elevation there are windows and in addition to the rear there is a door giving access to the garden.

## 1st Floor Landing

The first floor landing benefits from a frosted window to the side elevation that provides natural light. Access to loft is obtained via a loft hatch and there are doors which provide access through to all first floor accommodation.

## Bedroom 1

12'7" x 11'1" (3.85m x 3.4m)

A spacious double bedroom that benefits from two storage cupboards, one houses the properties boiler. To the front elevation of the room there is a box style bay window providing natural light.

## Bedroom 2

10'5" x 9'6" (3.18m x 2.91m)

A double bedroom that benefits from a window to the rear elevation that provides a view over the garden.

## Bathroom

7'4" x 6'0" (2.26m x 1.85m)

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

## Rear Garden

To the immediate rear of the property is a patio area which provides ample space for alfresco dining. The patio provides access to a useful storage cupboard, and in addition there is a small

picket fence and gate dividing the patio from the remaining garden. The remainder of the garden has been laid to lawn with a paved pathway, running the length of which provides access to the cabin and storage shed.

#### Garden Cabin

9'6" x 12'5" (2.91m x 3.79m)

To the rear of the garden is a detached cabin that benefits from having light and power connected. The building could be used for a variety of uses such as home office, treatment room or as an additional living space to retreat to. In addition there is a storage area attached providing garden storage.

#### Driveway

To the front of the home there is a driveway which has been laid with a gravel stone that provides off-road parking for two vehicles. To the side of the home there is a paved pathway giving gated access to 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.



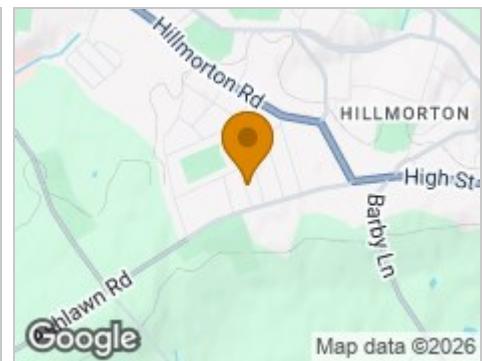
## Road Map



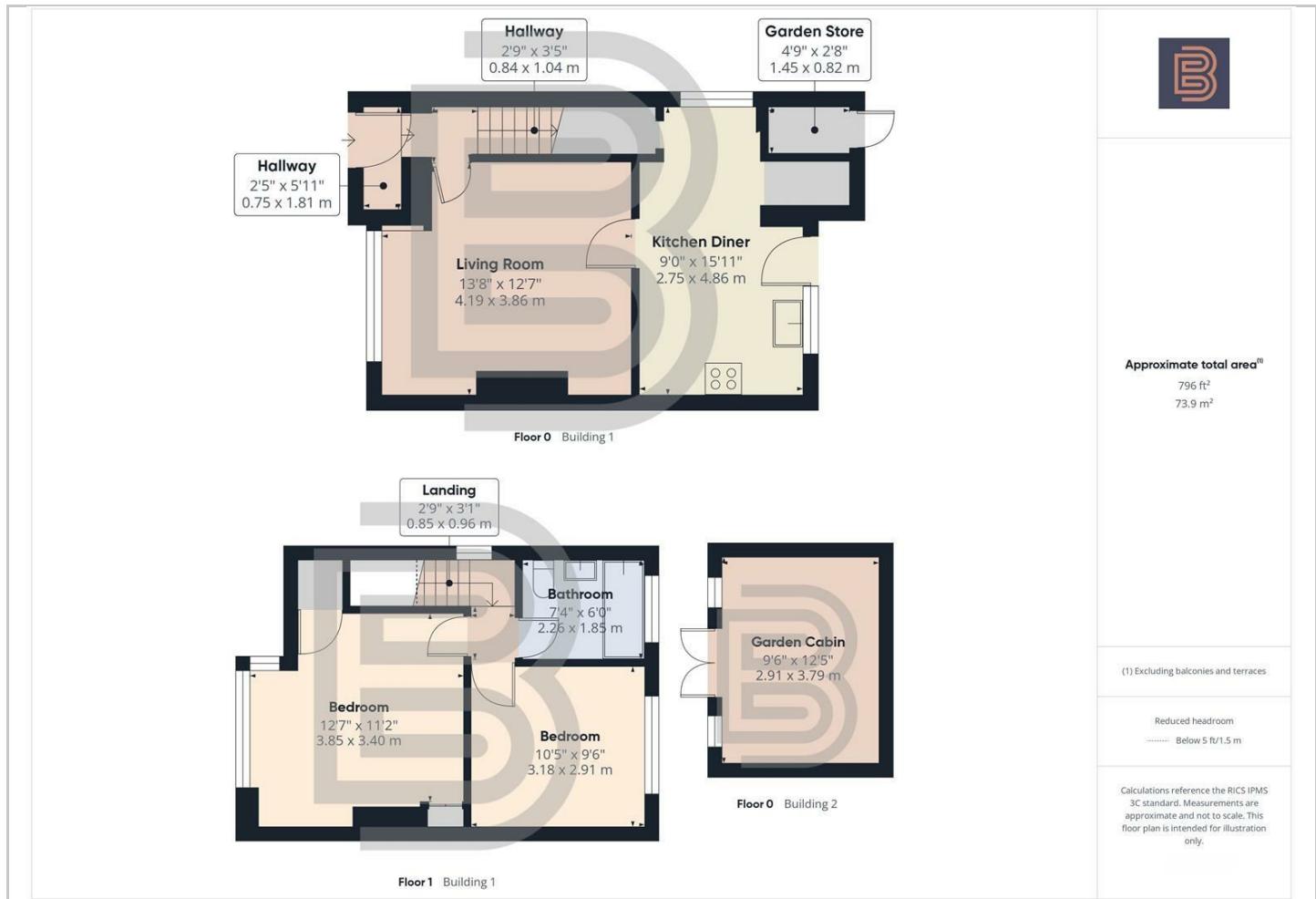
## Hybrid Map



## Terrain Map



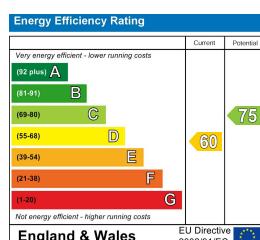
## Floor Plan



## 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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