



Ellis Brooke



16 Bridge Street

, Rugby, CV21 3NR

£209,950



16 Bridge Street

, Rugby, CV21 3NR

£209,950



Lounge

10'9" + bay x 10'6" + alcoves (3.28m + bay x 3.20m + alcoves)

Double glazed walk-in square bay window to the front aspect. Double glazed uPVC front door with glazed panel above. Radiator. Electric fire with hearth & surround. Door into Dining Room. Under-stairs cupboard (ideal space for another appliance with power).

Dining Room

10'6" + alcoves x 10'8" (3.20m + alcoves x 3.25m)

Double glazed window to the rear aspect. Door into Kitchen. Doorway to stairwell. Radiator. Chimney breast with feature alcove storage.

Kitchen

12'2" x 6'3" (3.71m x 1.91m)

Double glazed window & door to the rear yard. Door into Bathroom. Full range of base & eye level storage with work surface over. Tiling to splashbacks. Integrated double oven with hob & extractor. Integrated microwave. Integrated fridge. Stainless steel sink/drainers with mixer tap. Space & plumbing for washing machine & separate dryer. Wall mounted Glow Worm combination Boiler. Inset spotlights.

Bathroom

10'5" x 5'8" (3.18m x 1.73m)

Double glazed window to the rear aspect. Heated towel rail. Fully tiled walls & floor. Panelled bath with mixer tap. Fully tiled shower

cubicle. Low flush WC. Pedestal wash hand basin. Inset spotlights. Extractor.

Landing

Doors off to all 3 double bedrooms. Loft access hatch.

Bedroom One

14'3" + alcoves x 10'9" (4.34m + alcoves x 3.28m)

Two double glazed windows to the front aspect. Radiator.

Bedroom Two

10'9" x 11'2" + alcoves (3.28m x 3.40m + alcoves)

Double glazed window to the rear aspect. Radiator. Over-stairs cupboard.

Bedroom Three

9'8" x 8'5" (2.95m x 2.57m)

Double glazed window to the rear aspect. Radiator.

Frontage

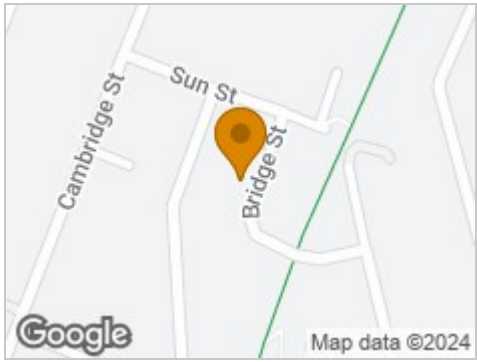
Shallow low maintenance frontage (paved) with low level brick wall. Side gated access to rear of property.

Rear Yard

Small low maintenance yard. Enclosed by timber fencing. Mainly laid with stone chippings. Access gate.



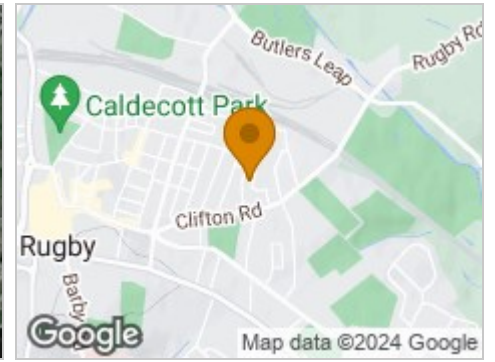
Road Map



Hybrid Map



Terrain Map



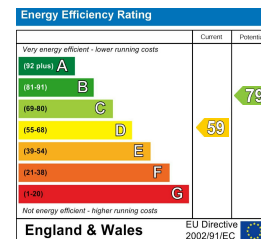
Floor Plan



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.



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