



Ellis Brooke



44 Cambridge Street

, Rugby, CV21 3NQ

Asking price **£240,000**



44 Cambridge Street

, Rugby, CV21 3NQ

Asking price £240,000



Summary

An attractive double bay-fronted three bedroom property conveniently located near Rugby train station and the town centre. This home features a generously sized, mature rear garden, offering plenty of outdoor space. Inside, the property includes two reception rooms, a sunroom, and a well-proportioned kitchen. Additionally, there are two bathrooms, gas central heating and is offered with no onward chain.

Location

Ideally situated within easy walking distance of the town center and train station, which offers mainline services to London Euston in just 50 minutes.

Porch

Enter via composite front door.

Entrance Hall

Enter via glazed door. Single panel radiator. Decorative archway. Understairs cupboard. Stairs to first floor. Doors to further accommodation. Heating control panel.

Dining Room

13'11 x 12'0 (4.24m x 3.66m)

uPVC bay front window to the front elevation. Radiator. TV point. Decorative fireplace with mantle and surround. Coving.

Lounge

12'11 x 11'11 (3.94m x 3.63m)

uPVC bay fronted window. Radiator. TV point. Coal effect gas fire with mantle and surround.

Kitchen

7'1 x 12'4 (2.16m x 3.76m)

A range of base and eye level units and roll top work surfaces. Built in sink with drainage board and mixer tap. Space for cooker. Space for fridge. Wall mounted gas boiler. Window to rear. Radiator. Door into:

Sun Room

9'0 x 9'7 (2.74m x 2.92m)

Space and plumbing for washing machine. Double doors to garden. Radiator.

Ground floor bathroom

6'0 x 8'10 (1.83m x 2.69m)

uPVC obscure window to the rear. Walk in shower with electric shower inset. Low flush WC. Wash hand basin with separate taps. Extractor fan. Radiator. Tiled floor.

Stairs and landing

uPVC window to rear with decorative glass. Loft hatch.

Bedroom One

11'2 x 15'0 (3.40m x 4.57m)

uPVC double glazed window to the front elevation. Electric consumer unit. Radiator.

Bedroom Two

11'1 x 13'3 (3.38m x 4.04m)

uPVC window to the front. Radiator.

Bedroom Three

8'11 x 12'0 (2.72m x 3.66m)

uPVC window to the rear. Radiator. Built in cupboard.

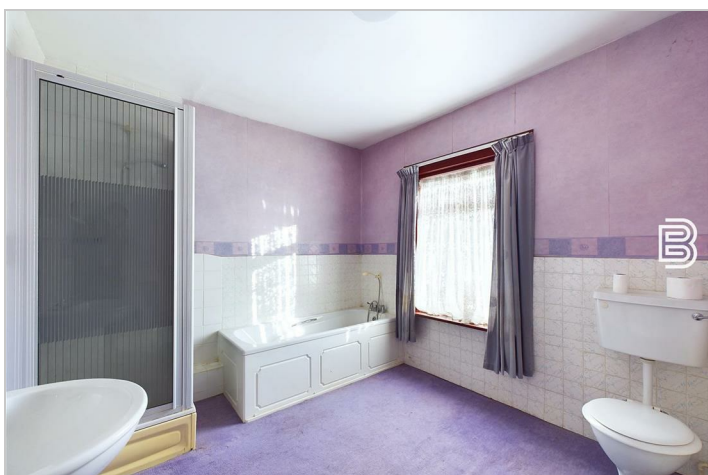
Bathroom

8'11 x 10'4 (2.72m x 3.15m)

Single panel bath with mixer taps. Low flush wc. Single panel radiator. Separate shower cubicle with electric shower inset. Wash hand basin with separate taps. uPVC window to the rear. Radiator.

Rear Garden

Gate to side alleyway. Various borders, trees, vegetable patches, fencing to boundaries, patio area, greenhouses and sheds.



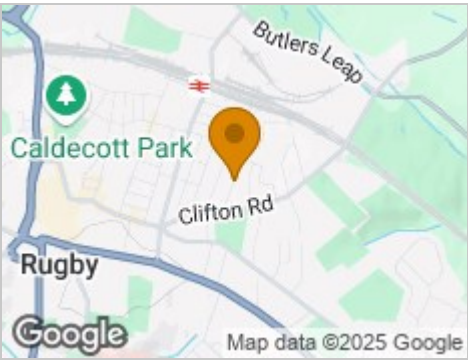
Road Map



Hybrid Map



Terrain Map



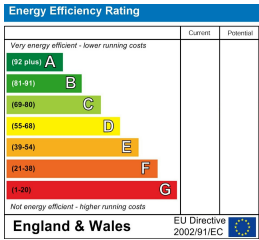
Floor Plan



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 firms 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