



Ellis Brooke



30 Worcester Street

, Rugby, CV21 2NF

Guide price £182,500



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Living Room

10'6" x 12'4" min (3.20m x 3.76m min)

Double glazed front door. Double glazed bay window to the front aspect. Radiator. Doorway to dining room via inner lobby with understairs cupboard. Meter cupboard.

Dining Room

12'4" x 10'6" min (3.76m x 3.20m min)

Doorway to stairwell. Double glazed window to the rear aspect. Doorway to kitchen. Radiator.

Kitchen

12'2" x 6'6" max (3.71m x 1.98m max)

Double glazed window and door to the rear. Radiator. Range of base and eye level units with work surface over. Stainless steel sink with mixer tap. Integrated fridge and freezer. Integrated oven and induction hob with small extractor. Space and plumbing for washing machine. Wall mounted combination boiler.

Landing

Doors off to both double bedrooms. Loft access hatch. Door to Bathroom.

Bedroom One

12'5" x 12'2" min (3.78m x 3.71m min)

Double glazed window to the front aspect. Radiator. Over-stairs cupboard. Feature cast iron fireplace area.

Bedroom Two

12'4" x 9'3" (3.76m x 2.82m)

Double glazed window to the rear aspect. Radiator. Over-stairs cupboard, Feature cast iron fireplace area.

Bathroom

9'4" x 6'3" max (2.84m x 1.91m max)

Step down. Double glazed window to the rear aspect. Radiator. Panelled bath with tiling around and shower over. Low flush WC. Pedestal wash hand basin.

Frontage

Shallow low maintenance frontage with small brick wall. Gated side access (leading to rear garden)

Rear Garden

Enclosed by a mixture of wall, hedges and partial timber fencing. Mainly laid to lawn with an initial concrete side return. Gated access to the side.



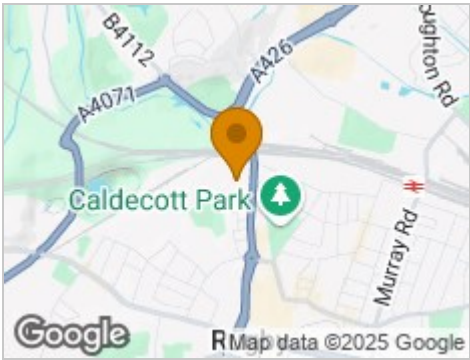
Road Map



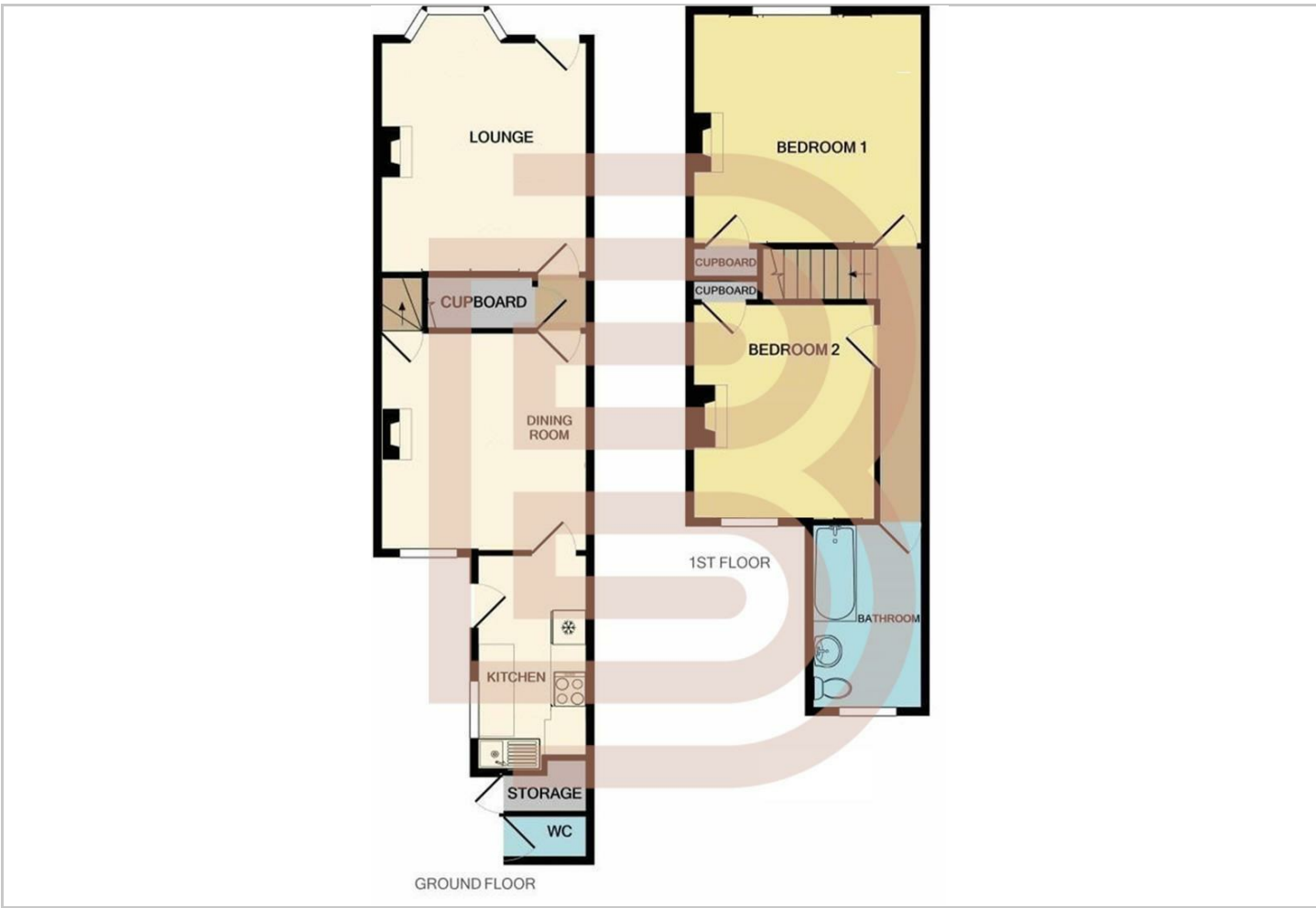
Hybrid Map



Terrain Map



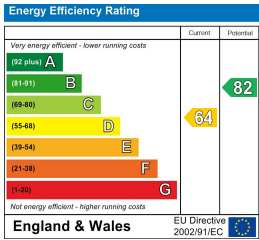
Floor Plan



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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