



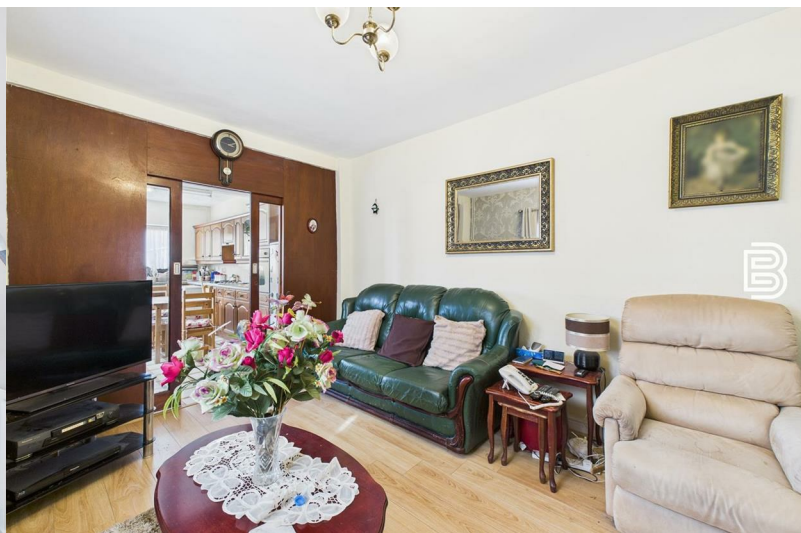
# Ellis Brooke



## 90 Bath Street

, Rugby, CV21 3JD

**Guide price £230,000**





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## Porch

Enter via obscure glazed door.

## Entrance Hall

Enter via obscure glazed door. Solid floor. Radiator. Decorative archway and coving. Stairs to first floor doors to further accommodation.

## Lounge/Diner

24'4 x 10'1 (7.42m x 3.07m)

Bay window to front elevation. Coving. Double doors to rear garden.

## Sitting Room

13'4 x 9'9 (4.06m x 2.97m)

Window to side elevation. Radiator. Hardwood floor. Door into:

## Kitchen/Breakfast

16'1 x 9'11 (4.90m x 3.02m)

With a range of base and eye level units and roll top worksurfaces. Built in sink with taps. Built in gas hob. Built in oven. Space and plumbing for washing machine. Built in dishwasher. Space for fridge freezer. Windows to side and rear elevation. Side door to garden.

## Landing

Doors to further accommodation. Loft access. Built in cupboard.

## Bedroom One

11'6 x 15'10 (3.51m x 4.83m)

Two windows to the front elevation. Radiator.

## Bedroom Two

12'5 x 10'1 (3.78m x 3.07m)

Window to rear. Radiator.

## Bedroom Three

11'1 x 7'0 (3.38m x 2.13m)

Window to rear. Radiator.

## Bedroom Four

12'0 x 9'10 (3.66m x 3.00m)

Window to rear. Radiator.

## Bathroom

6'0 x 6'9 (1.83m x 2.06m)

Single panel bath. Low flush wc. Wash hand basin with taps. Obscure window to side elevation.

## Rear Garden

Mainly laid to lawn with pathway to rear gate and garage,

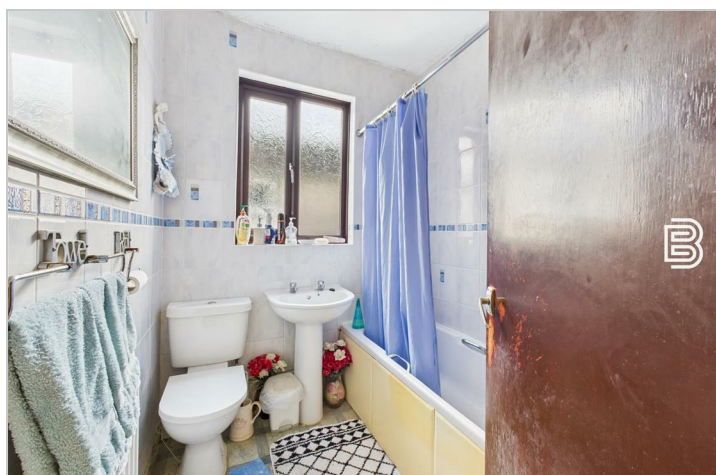
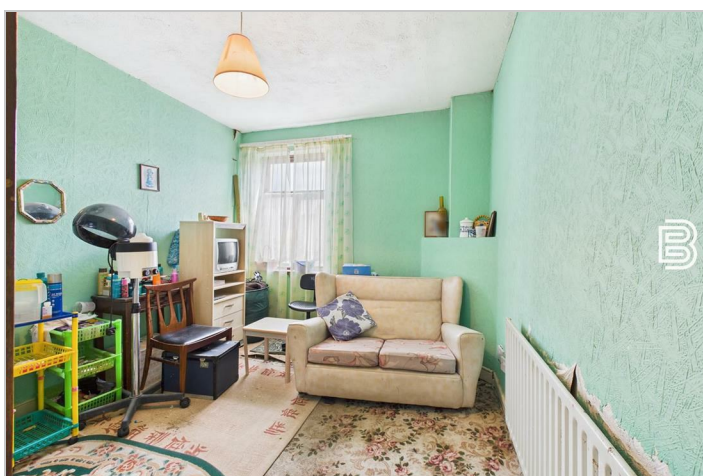
## Garage

Accessed via service road to the rear of the property.

## 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



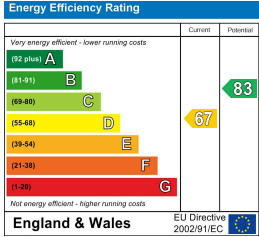
Floor Plan



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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10 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH  
Tel: 01788 221242 Email: [info@ellisbrooke.co.uk](mailto:info@ellisbrooke.co.uk) [ellisbrooke.co.uk](http://ellisbrooke.co.uk)