



# Ellis Brooke



## 6 Earl Street

, Rugby, CV21 3SS

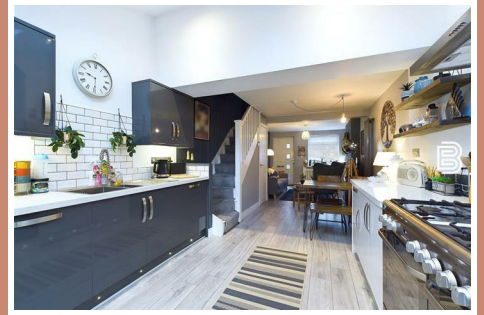
**Offers in excess of £210,000**



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## Living Area

29'5" x 10'4" total (8.97m x 3.15m total)

Modern composite part glazed front door. Wood effect flooring. Log burner set into chimney breast. Two radiators. Double glazed window to the front aspect. Small corner meter cupboard. Under-stairs cupboard. Stairs to first floor. (Measurement shown is for the total downstairs area)

## Kitchen Area

Continuation of wood effect flooring. Two Velux windows. Bi-Fold doors onto rear garden. Full range of contrasting colour base and eye level units with stylish work surfaces over. Tiling to splashbacks and under cabinet lighting. One and half bowl stainless steel sink/drainage with directional mixer tap. Space for a fridge/freezer. Integrated washing machine. Integrated dishwasher. Kickboard lighting. Space for range style cooker with extractor over. Inset spotlights.

## Landing

Doors off to both bedrooms and bathroom plus loft access hatch. Exposed wood floor.

## Bedroom One

11'5" x 8'2" (3.48m x 2.49m)

Double glazed window to the front aspect. Radiator. Exposed wood floor. Fitted cupboard.

## Bedroom Two

10' x 5'11" (3.05m x 1.80m)

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

## Bathroom

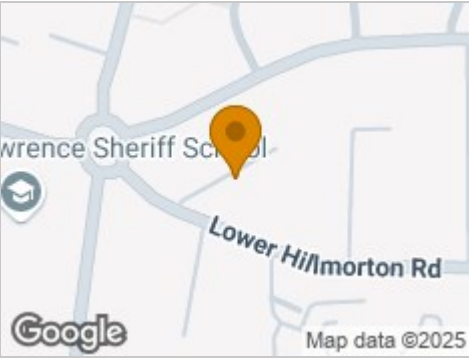
Fully tiled. WC and wash hand basin set into vanity unit. L-shaped tile panelled bath with rainfall style shower over. Inset spotlights. Extractor. Three alcove storage sections plus boiler cupboard.

## Garden

Initial private patio with gated access to two sides. Steps to second half of the garden which has artificial lawn shrouded planter and brick built planter. Rendered retaining wall to the patio. Garden is enclosed by timber fencing.



Road Map



Hybrid Map



Terrain Map



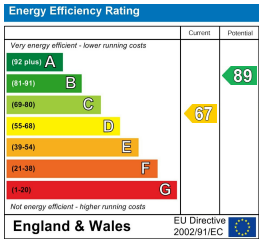
Floor Plan



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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