



Ellis Brooke



2 Stephen Street

, Rugby, CV21 2ES

Guide price £220,000



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Entrance Hall

11'6 x 5'4 (3.51m x 1.63m)

Accessed under a covered storm porch and through a composite front door. The entrance hall has stairs that rise to the first floor landing and doors which provide access through to the living room and dining room. In addition there is a doorway which gives access to the cellar.

Living Room

10'1 x 11'1 (3.07m x 3.38m)

A good sized room with a bay window to the front elevation.

Dining Room

12'2 x 12'9 (3.71m x 3.89m)

A well proportioned room offering ample space for a large dining table. The room further benefits from a window to the side elevation and further the window to the rear elevation, providing a view over the garden.

Kitchen

8'1 x 12'6 (2.46m x 3.81m)

The kitchen comprises of a range of base and eye level units with a complementary worktop over. Within the kitchen there is space and plumbing for a washing machine, dishwasher, fridge, freezer and oven. Within the kitchen there is tiling to all splash back areas, the floor is fully tiled and there is a window to the side elevation. To the rear elevation of the room is a door which gives access through to.

Rear Lobby

5'7 x 2'10 (1.70m x 0.86m)

The rear lobby gives access to a useful storage cupboard. To the side elevation is a door which gives access to the garden and in addition a doorway to the rear elevation provides access through to.

Bathroom

7'9 x 5'9 (2.36m x 1.75m)

With a suite that comprises of a low level flush WC, wash hand basin and paneled bath with mixed shower over. Within the bathroom the walls are part tiled and the floor is fully tiled. To the rear elevation there is a frosted window.

1st Floor Landing

2'6 x 2'10 (0.76m x 0.86m)

The first floor landing gives access to the loft via a loft hatch and in addition there are doors which provide access through to all first floor accommodation.

Bedroom 1

10'4 x 13'5 (3.15m x 4.09m)

A generously sized double bedroom with a window to the front elevation. The bedroom further benefits from a fitted wardrobe, which provides ample space for clothes hanging and storage.

Bedroom 2

9'1 x 12'9 (2.77m x 3.89m)

A double bedroom that benefits from a window to the rear elevation.

Bedroom 3

8'0 x 11'3 (2.44m x 3.43m)

A small double bedroom with a window to the rear elevation. Within the room there is access to the loft via a loft hatch.

Garden

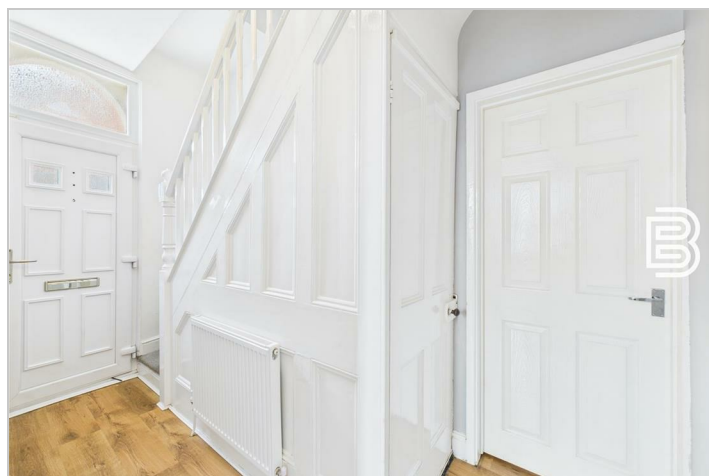
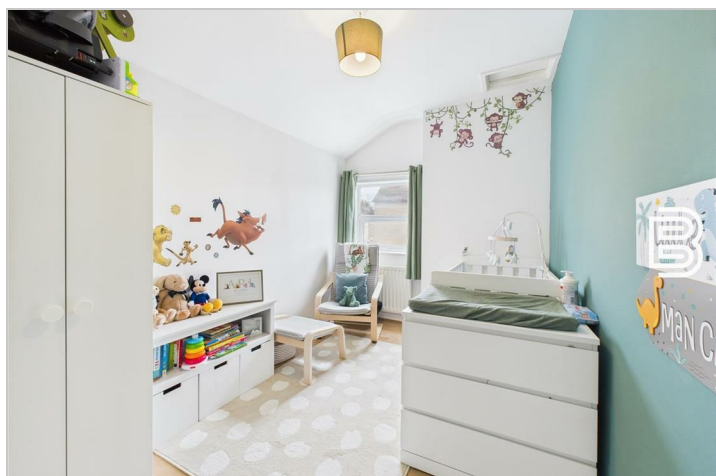
To the immediate rear and side of the home is a beautiful patio area which provides ample space for alfresco dining. This continues to a further area of patio. To the side elevation there is a gate which provides access to the street.

Cellar

A useful space providing additional storage.

Parking

On street parking is available on a first come first served basis.



Road Map



Hybrid Map



Terrain Map



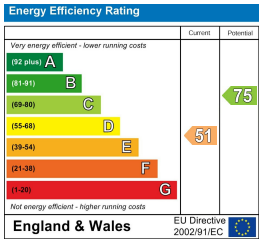
Floor Plan



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 ellisbrooke.co.uk