



Elsee Road, Rugby CV21 3BA

welcome to

Elsee Road, Rugby

Shipways will be conducting an open house event on this traditional Edwardian terraced home in the heart of Rugby and viewings are arranged by appointment only, please call to avoid missing out on this fantastic forever home.



Agent Note

The Council Tax Band is E.

Lounge

15' 7" x 12' 11" (4.75m x 3.94m)

Traditional single glazed window, radiator, functioning fireplace.

Dining Room

14' 1" x 11' 3" (4.29m x 3.43m)

Single glazed door to garden, radiator, never used fireplace.

Kitchen

23' 7" x 10' 6" (7.19m x 3.20m)

Double glazed windows and doors, two radiators, built in fridge, freezer, dishwasher, sink, extractor, top and bottom cupboards.

Shower Room

Walk in shower, double glazed window, toilet, sink, wall mounted radiator.

Bedroom One

18' 11" x 12' 10" plus bay (5.77m x 3.91m plus bay)

Two radiators, two single glazed window.

Bedroom Two

12' 7" x 14' 1" (3.84m x 4.29m)

Single glazed window, fireplace (not in use), sink basin, radiator.

Bathroom

Bath with shower over, sink basin, double glazed window, storage space, wall mounted radiator.

Bedroom Three

11' 7" x 10' 7" (3.53m x 3.23m)

Single glazed window, radiator.

Bedroom Four

12' 8" x 12' 7" into max (3.86m x 3.84m into max)

Double glazed window, radiator.

Bedroom Five

18' 11" max x 14' 10" (5.77m max x 4.52m)

Two built in cupboards space, radiator, single glazed window.

Shower Room

Roof window, walk-in shower, wall mounted sink, toilet and radiator.



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welcome to

Elsee Road, Rugby

- CHARACTERISTIC TRADITIONAL EDWARDIAN TERRACED.
- FIVE BEDROOMS.
- SET OVER THREE FLOORS.
- MULTIPLE RECEPTION ROOMS.
- EXCEPTIONAL SCHOOLING.

Tenure: Freehold EPC Rating: D

offers over

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RGY109023 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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shipways



01788 574641



Rugby@shipways.co.uk



24 Regent Street, RUGBY, Warwickshire, CV21 2PY



shipways.co.uk