Ellis Brooke



2 Alfred Street

Close to Town, Rugby, CV21 2EL

Guide price £185,000

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Entrance Hall

Accessed under a covered storm porch and through a front door. The entrance hall has stairs that rise to the first floor along with a door that gives access through to the living space. The entrance for further benefits from Minton tile style floor throughout.

Living and Dining Room

25'6" x 10'8" (7.79m x 3.27m)

A well proportioned room that benefits from dual aspect windows found to both front and rear elevations. The room can be easily defined into separate living and dining spaces. To the rear of the room there is a door which gives access through to.

Kitchen

10'2" x 8'3" (3.12m x 2.52m)

The kitchen itself comprises of a range of base and eye level units with a wooden worktop over. There is a fitted electric oven with a five ring gas hob and extractor fan over. There is also a fitted slim line dishwasher. To the side elevation there is a window and the rear elevation a door which gives access through to the rear lobby. The room further benefits from a tiled floor throughout and also from access to a useful storage cupboard.

Rear Lobby

With a continuation of the tiled floor found in the kitchen. There are doors that give access through to the WC and Utility. To the rear elevation there is a door which gives access to the garden.

Utility

5'7" x 5'4" (1.71m x 1.63m)

With a base level unit that has a worktop over. To the side elevation there is a window.

WC

With a low level flush WC and a frosted window to the rear elevation.

1st Floor Landing

The first floor landing gives access to the loft via a loft hatch and in addition provides access to a useful storage cupboard. Further to this there are doors which give access through to all first floor accommodation.

Bedroom 1

12'3" x 12'0" (3.75m x 3.67m)

A generously sized double bedroom that has a window to the front elevation. This bedroom further benefits from a suite of fitted wardrobes.

Bedroom 2

13'3" x 8'9" (4.05m x 2.69m)

A double bedroom benefit from a window to the rear elevation.

Bathroom

10'2" x 8'2" (3.11m x 2.51m)

With a suite that comprises a low-level flush WC, wash hand basin with vanity unit under, corner

paneled bath and shower cubicle. Within the bathroom the walls are part tiled and to the rear elevation there is a frosted window.

Rear Garden

To the rear of the property there is a private and enclosed garden. Enclosed by fencing to all elevations. To the immediate rear there is a good sized patio, which provides ample space for outdoor seating and alfresco dining. The remainder of the garden has been laid to lawn and there is some mature planting dispersed throughout. To the side elevation there is gated access to a service lane.

Front

The property is accessed from the public highway under a covered storm porch.

Parking

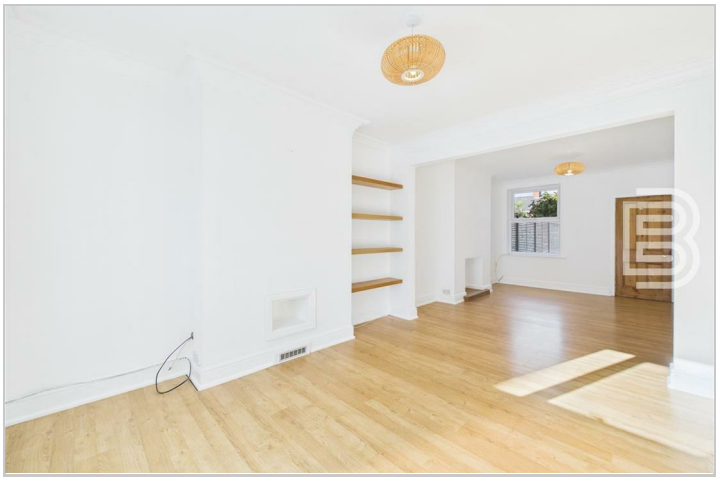
On street parking is available.

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.









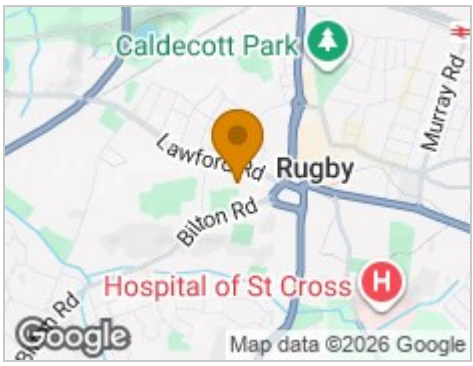
Road Map



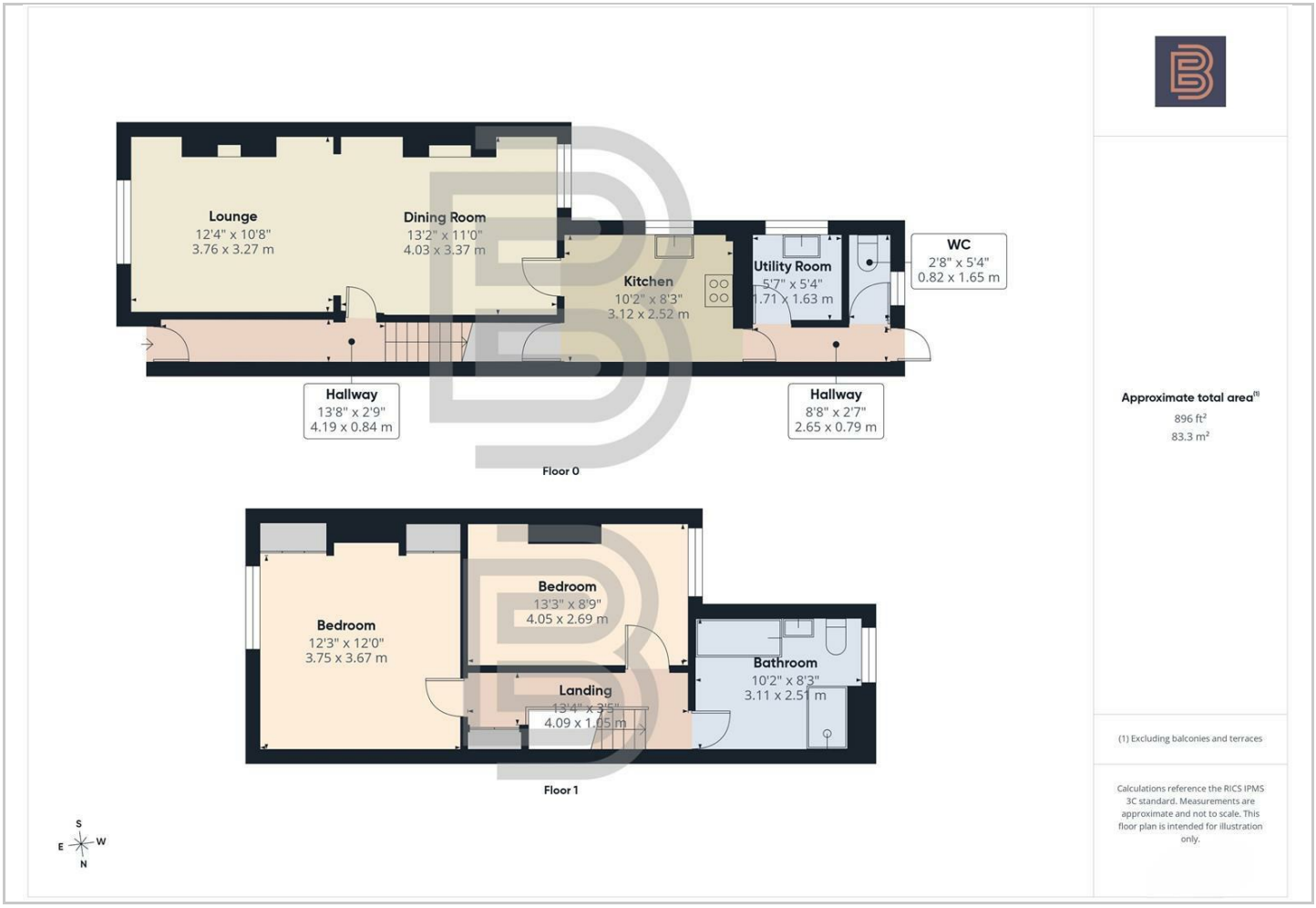
Hybrid Map



Terrain Map



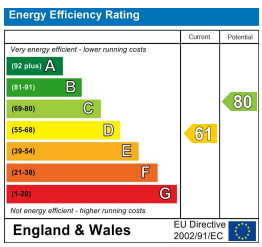
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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