



# Ellis Brooke



## 16 Bath Street

Rugby, CV21 3JF

**Asking price £400,000**



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## Summary

This beautifully updated townhouse has been thoughtfully modernised, creating a stylish home in the heart of Rugby. The ground floor features a classic hallway with original Victorian tiles, two spacious reception rooms, a new utility and WC, and a stunning kitchen breakfast room with shaker-style units, range cooker and French doors to the garden. The cellar offers extra storage or potential living space. Upstairs there are four bedrooms, including a large master with high ceilings and a bay window, plus a new shower room and a refitted family bathroom with a roll top bath. The generous loft, with dual access, offers scope to extend subject to planning. Outside features a walled rear garden, patio and lawn. It is within walking distance to Rugby train station making it an ideal choice for commuters.

## Location

The property is located on a particularly popular tree lined road in central Rugby, known for its town houses. Rugby offers excellent transport links and the property is just a 3 minute walk from Rugby Railway Station with direct trains to Euston in 50 minutes. The M1, M6, M40 and M45 are all within easy reach, giving quick access to Birmingham, Coventry, Leamington Spa and Northampton.

## Porch

2'0 x 4'7 (0.61m x 1.40m)

Enter via double glazed French doors.

## Entrance Hall

24'3 x 5'10 (7.39m x 1.78m)

Enter via original door. Original Decorative tiled floor. Period archway feature. Coving. Radiator. Doors to first floor. Doors to further accommodation. Door to cellar.

## Lounge

12'11 x 13'5 (3.94m x 4.09m)

Enter via period style door. Karndean flooring. uPVC sash bay window to front elevation. Feature fireplace with cast iron insert, mantle and surround. Decorative coving. Radiator.

## Family Room

12'11 x 11'11 (3.94m x 3.63m)

Feature fireplace. Decorative coving. Built in cupboard. uPVC window to rear elevation. Radiator.

## Utility Room

6'1 x 10'8 (1.85m x 3.25m)

A range of base and eye level units. Space and plumbing for washing machine and tumble dryer. Sink with drainage board and mixer tap. Window to side elevation. Radiator. Door into:

## WC

3'3 x 6'2 (0.99m x 1.88m)

Low flush wc. Radiator. Sink. Tiled floor.

## Kitchen/Dining Room

20'6 x 10'11 (6.25m x 3.33m)

With a range of base and eye level navy shaker units. Integrated dishwasher. Stainless steel

range cooker, space for wine cooler and space for fridge/freezer. Built in sink with mixer tap. uPVC window to side elevation. Tiled floor. Opening into dining area with uPVC window to the rear elevation and uPVC door to garden.

### Cellar

13'2 x 13'1 (4.01m x 3.99m)

With light power and good headroom.

### First Floor Landing

With doors to further accommodation. Loft access. Built in cupboard. Radiator.

### Main Bedroom

13'0 x 13'6 (3.96m x 4.11m)

Sash uPVC bay fronted window to the front elevation. Radiator. Decorative coving.

### Bedroom Two

12'11 x 12'3 (3.94m x 3.73m)

uPVC window to the rear elevation. Radiator.

### Bedroom Three

11'4 x 11'0 (3.45m x 3.35m)

uPVC window to the rear elevation. Radiator.

### Bedroom Four

9'10 x 7'11 (3.00m x 2.41m)

uPVC window to the side elevation. Radiator.

### Bathroom

8'9 x 5'3 (2.67m x 1.60m)

Stand alone bath with separate taps. Wash hand basin with pedestal and separate taps. Low flush wc. Radiator. Obscure glazed window to the side elevation.

### Shower Room

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

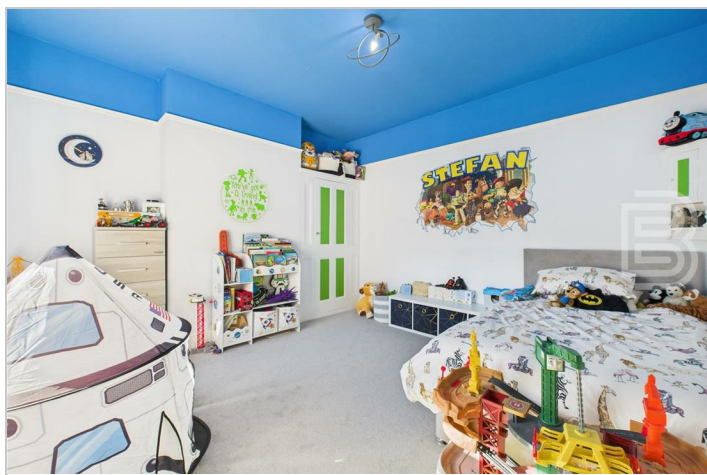
Shower cubicle with rain effect mixer shower attached. Wash hand basin built into vanity unit with storage. Low flush wc. Heated towel rail. Obscure glazed window to the front elevation.

### Outside

Outside, this attractive townhouse continues with a lovely walled rear garden. There is a features patio, a well-kept lawn and additional room to the side for a storage shed, and a secure gate to access the front.

### 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



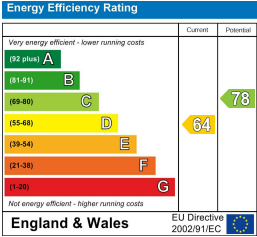
Floor Plan



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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