Ellis Brooke

12 Duke Street

, Rugby, CV21 2NA

Asking price £169,950

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Summary

A two bedroom property close to Rugby town centre and within walking distance to Rugby train station. The property is offered with no onward chain, featuring an open lounge/dining room, kitchen with built-in appliances, two double bedrooms and an upstairs bathroom.

Outside, the property benefits from a private rear garden, making it a practical option for first-time buyers, downsizers or investors.

Location

The property is within walking distance of Rugby town centre, offering a range of shops, restaurants, cafés, leisure facilities and everyday amenities. Well regarded schooling, including Lawrence Sheriff School and Rugby School, is also nearby. Rugby Railway Station is just a short walk away, providing direct services to London Euston in around 50 minutes, while the M1, M6 and M45 are easily accessible for commuting across the region.

Lounge/Dining Room

25'5 x 10'8 (7.75m x 3.25m)

Enter via Composite door. Two radiators. uPVC window to front and rear. Stairs to first floor. Exposed brick chimney breast. Door into:

Kitchen

14'7 x 5'10 (4.45m x 1.78m)

With a range of base and eye level units and roll top worksurfaces. Built in sink with mixer tap. Built in Gas hob and oven. Space and plumbing for washing machine. Built in fridge/freezer. Built in dishwasher. Built in microwave. Radiator. Door into garden. uPVC windows to the side and rear elevations. Tiled splashbacks and tiled floor.

Stairs & Landing

Doors to further accommodation. Loft hatch.

Bedroom One

10'9 x 10'6 (3.28m x 3.20m)

uPVC window to the front elevation. Radiator.

Bedroom Two

11'1 x 7'9 (3.38m x 2.36m)

uPVC window to the rear elevation. Radiator.

Bathroom

9'9 x 5'11 (2.97m x 1.80m)

Single bath with mixer tap and mixer shower over. Low flush WC. Wash hand basin with pedestal and mixer tap. Obscure uPVC window to the rear elevation. Radiator. Tiled splashbacks.

Rear Garden

Block paved. Fencing to boundaries and gate at the rear for bin access.

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.

Tel: 01788 221242

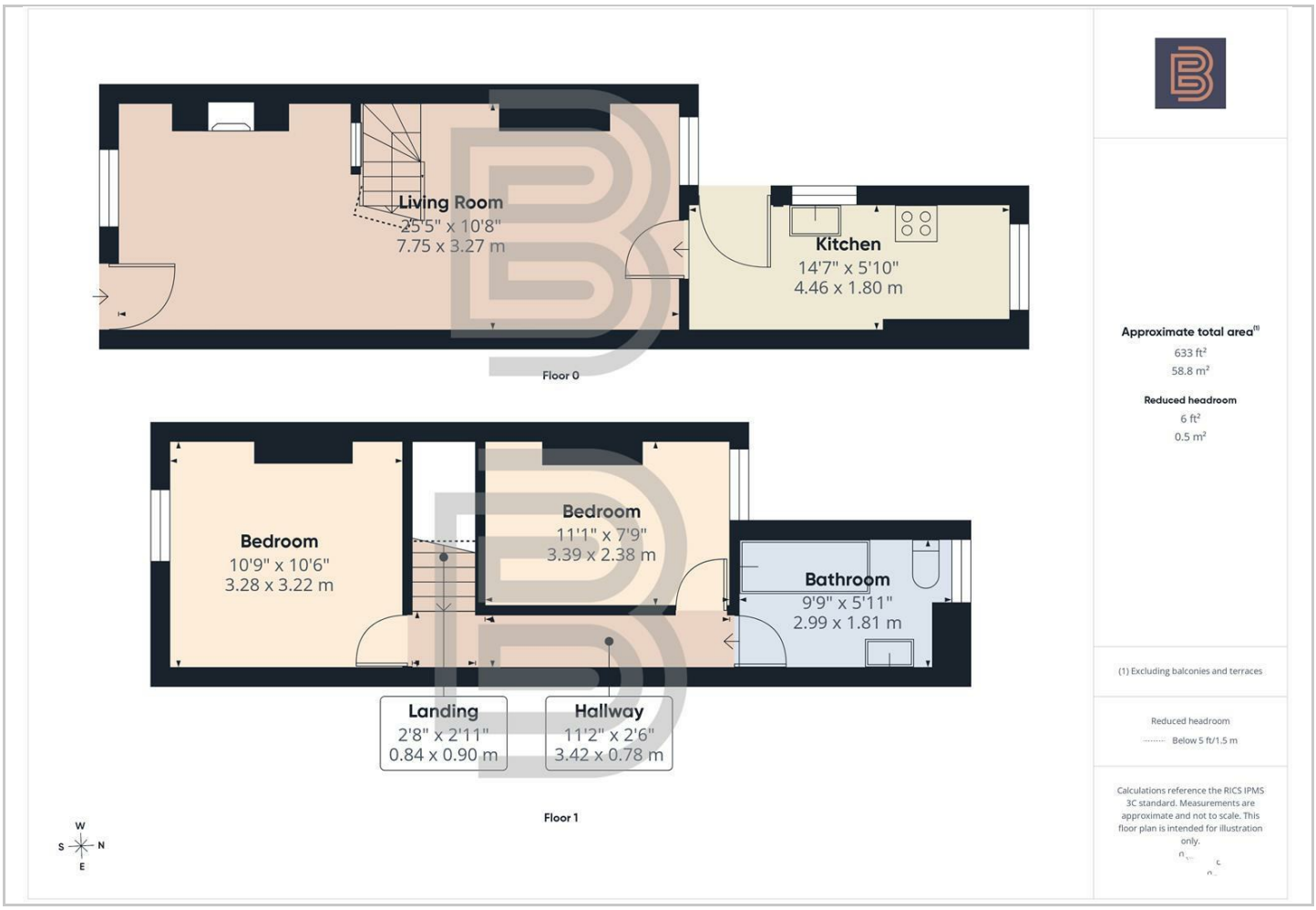
This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

Road Map

Hybrid Map

Terrain Map

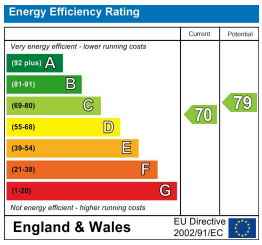
Floor Plan



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



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36 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk