



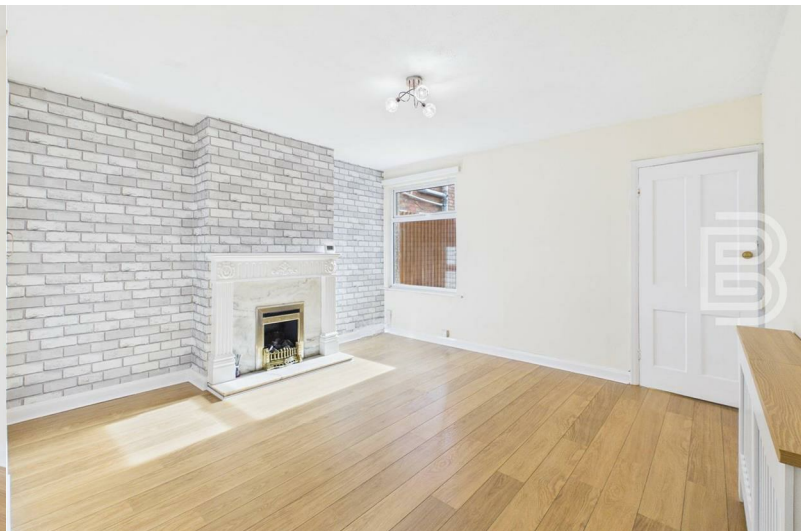
Ellis Brooke



54 Jubilee Street

, Rugby, CV21 2JJ

Guide price £205,000



54 Jubilee Street

, Rugby, CV21 2JJ

Guide price £205,000



Hallway

Composite part double glazed front door. Wood effect flooring. Door to Living Room. Door to Dining Room.

Living Room

Double glazed window to the front aspect. Radiator. Wood effect flooring.

Dining Room

Double glazed window to the rear aspect. Radiator. Gas fire. Wood effect flooring. Door to Kitchen. Door to stairwell. Under-stairs cupboard.

Kitchen

Double glazed door and window to the garden. Door to bathroom. Tiled floor. Range of base and eye level units with work surfaces over. Circular stainless steel sink/drainage. Integrated cooker, hob and extractor. Space for an under counter fridge. Fully tiled walls.

Bathroom

Double glazed window to the rear aspect. Tiled flooring. Radiator. 'L Shaped' bath with electric shower over. Pedestal wash hand basin. Low flush WC. Extractor. Space and plumbing for washing machine. Fully tiled walls.

Landing

Doors off to all 3 bedrooms plus WC. Radiator. Loft access hatch.

Bedroom One

Two double glazed windows to the front aspect. Radiator. Built in cupboard.

Bedroom Two

Double glazed window to the rear aspect. Radiator. Built in cupboard.

Bedroom Three

Double glazed windows to the side and rear aspects. Radiator. Cupboard housing combination boiler.

WC

Low flush WC. Pedestal wash hand basin. Half height tiling.

Frontage

Picket fence with gate. Laid to paving slabs. Secure shared gated side access.

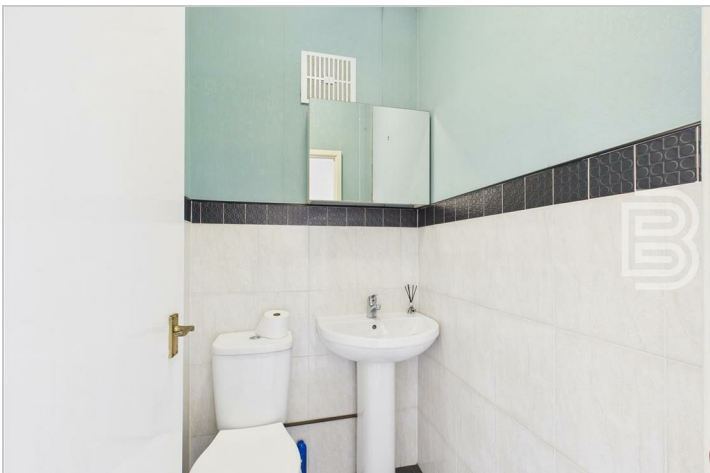
Rear Yard

Low maintenance. Enclosed to all sides by timber fencing. Gate giving side access plus gate for neighbour access. Laid to concrete and paving for the main section. Side slate chipping border.

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.



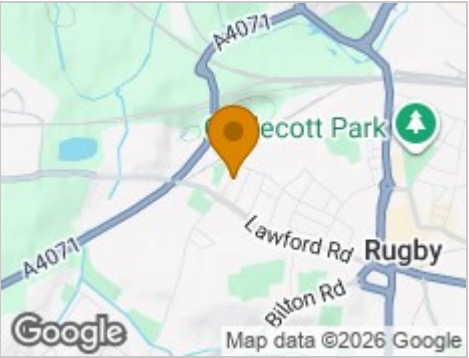
Road Map



Hybrid Map



Terrain Map



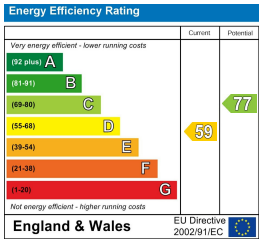
Floor Plan



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.



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