Ellis Brooke

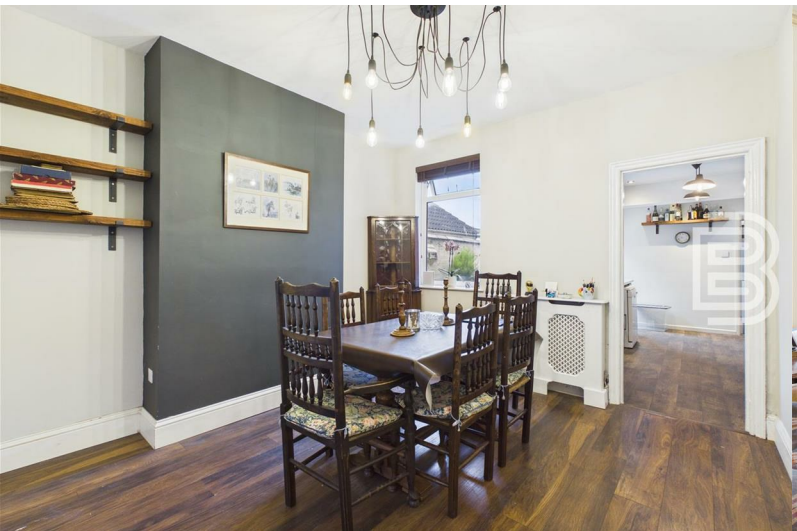


175 Cambridge Street

Town Centre, Rugby, CV21 3NP

Guide price £240,000

3 2 2 D





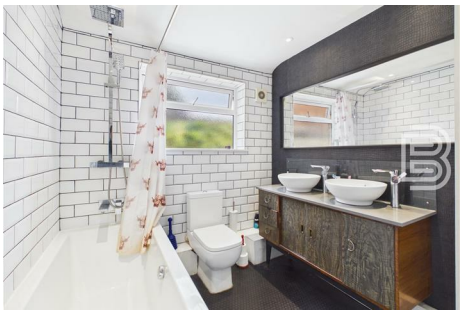
175 Cambridge Street

Town Centre, Rugby, CV21 3NP

Guide price £240,000







Hallway
Hardwood part glazed front door with window above. Stairs to first floor. Radiator. Wood effect flooring. Doors to both reception rooms.

Lounge
Double glazed bay window to the front aspect. Opens through to Dining Room. Radiator.

Dining Room
Double glazed window to the rear aspect. Radiator. Wood effect flooring. Opens into Kitchen.

Kitchen
Double glazed window and door to the garden. Door into Bathroom. Range of base and eye level units with work surfaces over. Stainless steel sink/drainer with mixer tap. Space for a range style cooker. Space for a fridge freezer. Space and plumbing for a dishwasher. Inset spotlights. Under stairs cupboard. Vertical radiator.

Bathroom
Double glazed window to the side aspect. Heated towel rail. Panelled bath with rainfall style shower over. Majority tiled walls. His & hers bowl style sinks with mixer taps. Low flush WC. Extractor. Space and plumbing for washing machine a dryer. Inset spotlights.

Landing
Doors off to all three bedrooms. Door to WC. Loft access hatch (with pull-down ladder, fully boarded with lighting) . Built in cupboard with hanging space.

Bedroom One
Two double glazed windows to the front aspect. Radiator. Exposed wood floor.

Bedroom Two
Double glazed window to the rear aspect. Radiator.

Bedroom Three
Double glazed window to the rear aspect. Radiator. Exposed wood floor.

WC
Low flush WC and small wall mounted sink. Tiled floor.

Frontage
Low level brick wall with paving leading to inset porch. Tree surrounded by low maintenance slate chippings. Side gated access leading to rear garden.

Garden
Enclosed by timber fencing and brick wall. Gated access along the side. Winding stone pathway leading to the end of the garden and surrounded by curved borders. Small plants, trees and shrubs. Slightly raised paved seating area at the base of the garden.

Office
Modern office room with lockable door plus light and power connected. Two windows.

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.

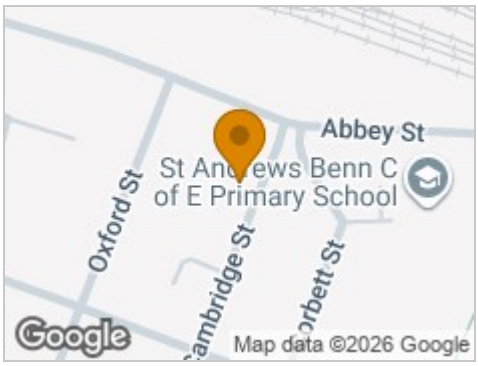








Road Map



Hybrid Map



Terrain Map



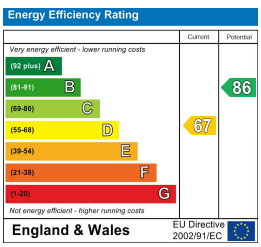
Floor Plan



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