



Ellis Brooke



70 Newbold Road

, Rugby, CV21 2NQ

Guide price £170,000



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Entrance

Double glazed front door. Stairs to first floor. Doors off to both reception rooms.

Reception One

Double glazed window to the front and rear aspects. Radiator. Door into Kitchen. Wall mounted gas fire. Picture rail.

Reception Two

Double glazed window to the front aspect. Radiator. Wall mounted gas fire. Door into kitchen. Picture rail.

Kitchen

Double glazed window to the rear aspect. Doorway into rear lobby. Range of units along with sink/drainage. Space for several appliances. Under-stairs cupboard. Radiator.

Rear Lobby

Double glazed door out to the garden. Door to WC.

WC

Low flush WC. Wash hand basin. Window.

Landing

Doors off to all 3 bedrooms and bathroom. Loft access hatch. Radiator. Double glazed window to the rear aspect/

Bedroom One

Double glazed windows to the front and rear. Radiator. Built in cupboard. Further cupboard housing Worcester combination boiler.

Bedroom Two

Double glazed window to the front aspect. Built in cupboard. Radiator. Picture rail.

Bedroom Three

Double glazed window to the rear aspect. Radiator.

Bathroom

Double glazed window to the rear aspect. Panelled bath. Pedestal wash hand basin. Low flush WC. Radiator.

Front Garden

Lawned fore garden (in need of maintenance and cutting). Diagonal pathway leading to front door. Pathway leading along the side of the property into the rear garden.

Rear Garden

Good size rear garden enclosed for the most part with timber fencing. Concrete outbuilding. Initial large patio. Please note that the rear garden requires significant clearance work.

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.



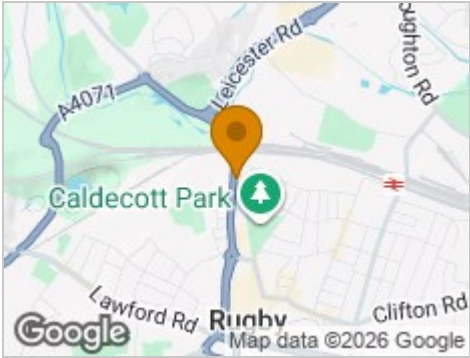
Road Map



Hybrid Map



Terrain Map



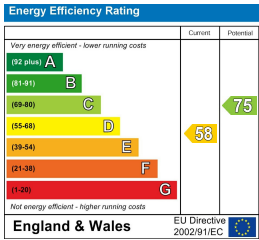
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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