



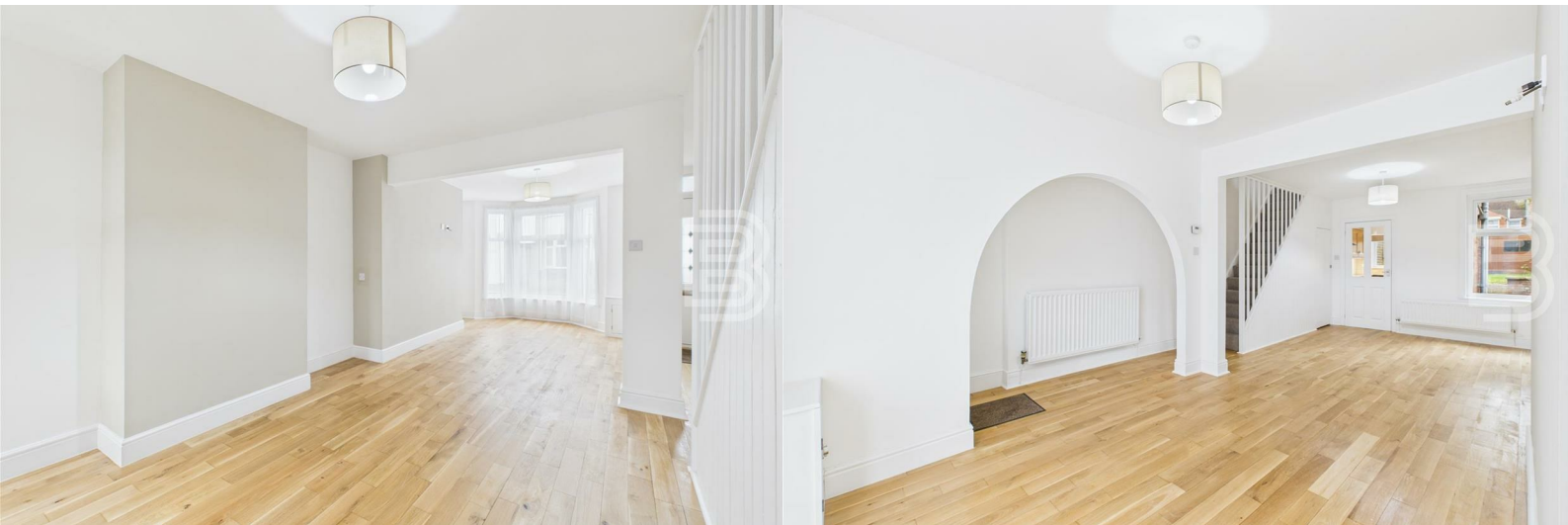
Ellis Brooke



25 George Street

, Rugby, CV21 2BJ

Guide price £209,950



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Lounge/Diner

Composite front door with double glazed decorative central panel plus double glazed panel above. Stairs to first floor. Door into Kitchen. Wood flooring. Double glazed bay window to the front aspect. Double glazed window to the rear aspect. Two radiators. USB charging sockets. HDMI connectivity with high level outlet and socket for TV mounting. Under-stairs cupboard with light.

Kitchen

Double glazed door and window to the garden. Ceramic tiled floor. Full range of base and eye level units with modern work surface and tiling to splashbacks. Under cabinet feature lighting. One and a half bowl stainless steel sink/drainers with mixer tap. Integrated oven with 5 ring electric hob and Extractor. Space for fridge/freezer. Space and plumbing for washing machine.

Landing

Doors off to both double bedrooms. Door to bathroom. Loft access hatch (having pull-down ladder)

Bedroom One

Double glazed window to the front aspect. Radiator.

Bedroom Two

Double glazed window to the rear aspect. Radiator.

Bathroom

Double glazed window to the rear aspect. Heated towel rail. Panelled bath. Low flush WC. Pedestal wash hand basin with mixer tap. Large enclosed shower cubicle. Inset lighting. Extractor.

Frontage

Enclosed by low level brick wall with metal gate. Laid with slate chippings. Garden accessway to the side.

Rear Garden

Enclosed by a mixture of timber fencing and brick wall. Access gate. Initial patio section with brick built bbq and concrete side return. Retaining wall with several steps up to the lawned area which has borders, shrubs, plants and bushes. Good size shed with hard-standing.

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



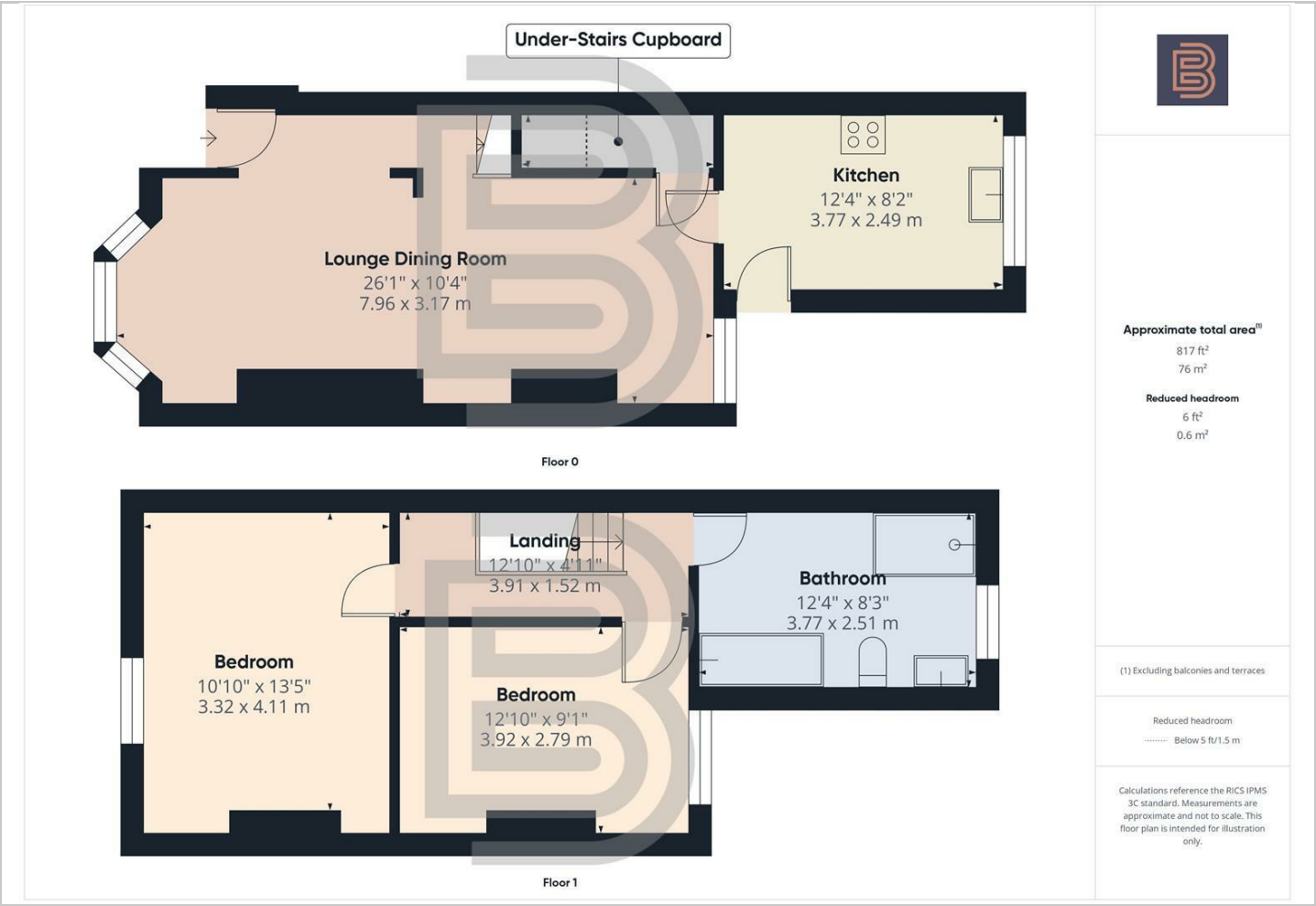
Hybrid Map



Terrain Map



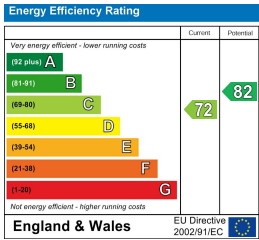
Floor Plan



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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