Ellis Brooke



4 Queen Victoria Street

Town Centre, Rugby, CV21 3SY

Guide price £240,000

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Hallway
Wooden front door. Minton tiled floor. Stairs to first floor. Doors off to Living Room and Dining Room. Radiator. Original ceiling moulding. Dado rail.

Living Room
Sash bay window to the front aspect. Wood effect flooring. Radiator. Cast iron fireplace. Alcove storage. Dado rail.

Dining Room
Wood effect flooring. Door into Kitchen. Double glazed sash window to the rear aspect. Door to access cellar. Cast iron fireplace. Alcove storage and shelves. Radiator.

Kitchen
Double glazed window and wooden door to the rear yard. Door into Bathroom. Range of base and eye level units with work surfaces over and tiling to splashbacks. Stainless steel sink/drainer. Space for a cooker. Integrated fridge. Space and plumbing for washing machine.

Bathroom
Double glazed windows to two sides. Low flush WC. Pedestal wash hand basin. Panelled bath with shower over. Extractor. Radiator. Tiling to splashbacks.

Cellar
Single chamber cellar with double glazed window.

Landing
Doors off to three bedrooms.

Bedroom One
Sash window to the front aspect. Radiator. Built in cupboard (with loft access hatch). Coving.

Bedroom Two
Double glazed sash window to the rear aspect. Decorative cast iron fireplace. Radiator.

Bedroom Three
Double glazed window to the rear aspect. Wood effect flooring. Cupboard housing combination boiler. Radiator.

Frontage
Enclosed by low level brick wall. Paving leading to front door. Low maintenance laid to slate chippings.

Courtyard Garden
Walled courtyard with concrete side return. Mainly laid to stones with a block paved pathway leading to rear access gate.

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.









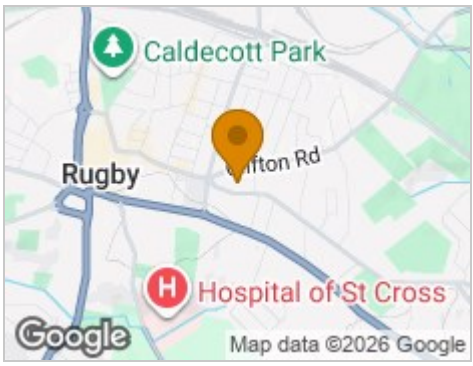
Road Map



Hybrid Map



Terrain Map



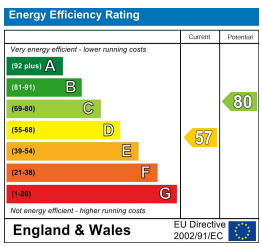
Floor Plan



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



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