



Ellis Brooke



33 Grosvenor Road

Town Centre, Rugby, CV21 3LF

Guide price £325,000



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Hallway

Composite front door with double glazed window above. Original Minton Tiled floor. Stairs to first floor. Radiator. Door into Living Room and doorway into Dining Room. Original coving and cornice.

Living Room

Double glazed sash windows with square bay window to the front aspect. Radiator. Coving. Wood burner set into chimney breast.

Dining Room

Wood floor. Door to Kitchen. Radiator. Coving. Double glazed window to the rear aspect. Inset wood burner. Alcove storage. Dado rail. Picture rail.

Kitchen

Two double glazed windows to the side aspect. Wooden door. Velux window. Door into Utility/WC. Door to Cellar. Full range of base and eye level units with work high quality surfaces over. Integrated hob with extractor over. Integrated oven and microwave. Integrated fridge and freezer. Integrated dishwasher. Inset spotlights. Radiator. Stainless steel sink/drainage with mixer tap.

Utility/WC

Double glazed window to the side aspect. Space and plumbing for washing machine and dryer. Wall mounted Worcester combination boiler. Low flush WC. Pedestal wash hand basin. Radiator.

Cellar

Stairs down from the kitchen. Double glazed window to the front aspect.

Landing

Stairs to top floor. Small under-stairs cupboard. Doors off to Bedroom 2, Bedroom 3 and Family Bathroom.

Bedroom Two

Double glazed sash window to the front aspect. Radiator.

Bedroom Three

Double glazed window to the rear aspect. Radiator.

Family Bathroom

Double glazed window with fitted shutters to the rear aspect. Heated towel rail. Panelled bath with mixer tap. Double shower cubicle with rainfall shower. Inset spotlights. Extractor. WC and wash hand basin set into vanity unit with storage. Tiling to splashbacks.

Bedroom One (Top Floor)

Double glazed window to the rear and two Velux windows to the front aspect. Door to En-Suite. Radiator. Eaves storage cupboard. Inset spotlights.

En-Suite

Double glazed window to the rear aspect. Heated towel rail. Low flush WC. Shower cubicle. Wash hand basin with vanity unit. Extractor. Inset spotlights.

Frontage

Enclosed by low level brick wall. Shared side access in between neighbouring property.

Rear Yard

Enclosed by a mixture of original brick wall and quality timber fencing with concrete posts. Access gate over neighbouring property. Laid entirely with paving with a small raised border and some stone borders.

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



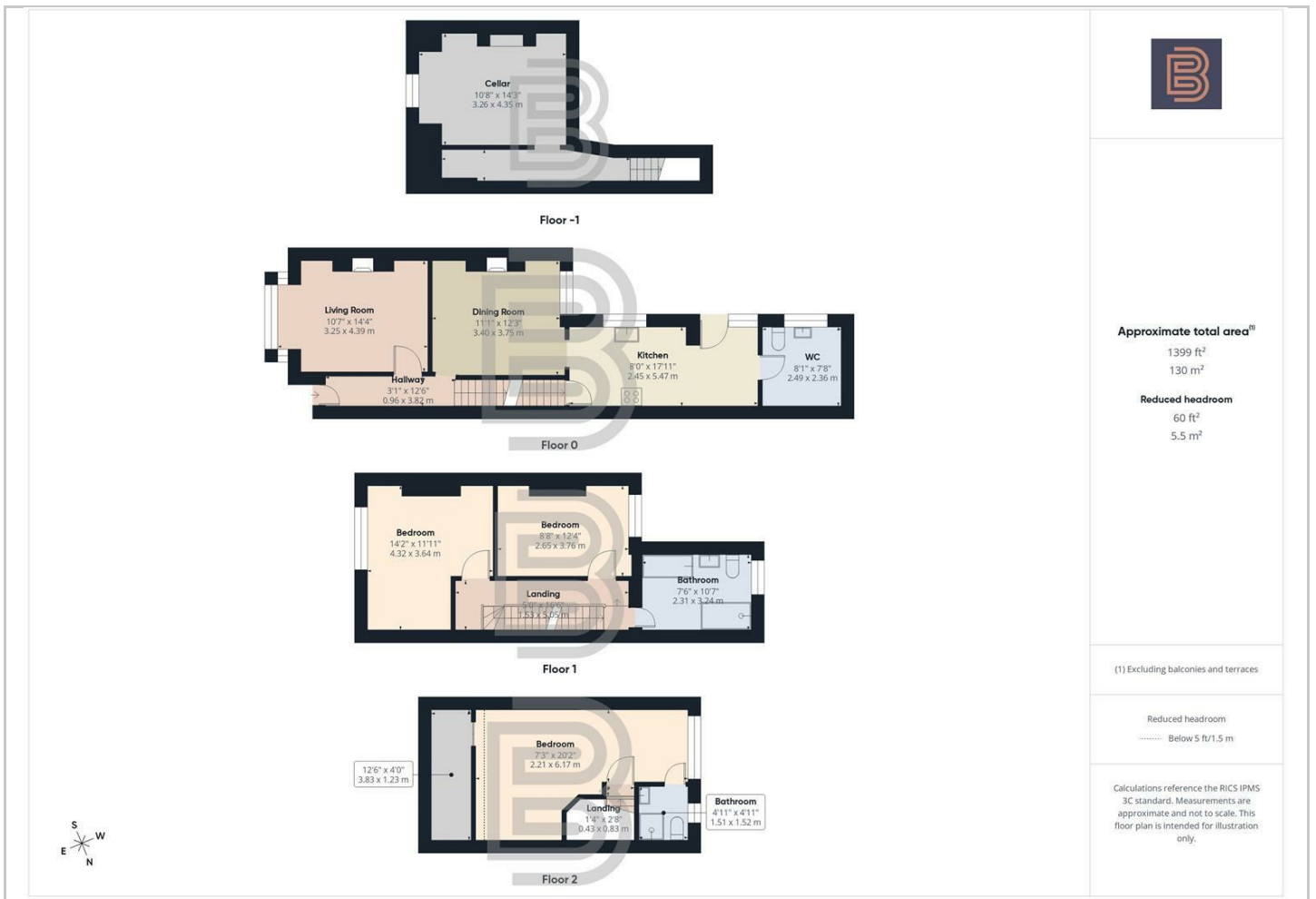
Hybrid Map



Terrain Map



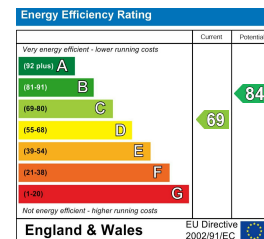
Floor Plan



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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