



Ellis Brooke



26 Worcester Street

, Rugby, CV21 2NF

Guide price **£192,500**



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## Living Room

uPVC front door with double glazed panel and window above. Double glazed bay window to the front aspect. Door to Inner Lobby. Radiator. Wood effect flooring. Two built in alcove storage areas.

## Inner Lobby

Opens through to Dining Room. Understairs cupboard (with space and plumbing for washing machine). Continuation of wood effect flooring.

## Dining Room

Double glazed window to the rear aspect. Doorway to stairwell. Doorway to Kitchen. Radiator. Wood effect flooring.

## Kitchen

Double glazed door and window out to the side return and garden. Tiled flooring. Range of base and eye level units with work surface over. Stainless steel sink/drainage. Tiling to splashbacks. Integrated oven with electric hob and extractor. Integrated fridge and freezer. Inset spotlights.

## Landing

Doors off to both bedrooms and the bathroom plus loft access hatch.

## Bedroom One

Double glazed window to the front aspect. Radiator. Over-stairs cupboard.

## Bedroom Two

Double glazed window to the rear aspect. Radiator. Over-stairs cupboard.

## Bathroom

Double glazed window to the rear aspect. Tiled flooring. Airing cupboard housing combination boiler. 'L Shaped' bath with shower over. Low flush WC. Wash hand basin set into vanity unit. Radiator. Tiling to splashbacks.

## Garden

Initial blue brick side return with gated access leading to the front of the property. Brick built outhouse for storage. Paved patio with borders. Steps down to lawned area with borders to both side and pathway leading to additional patio and shed hard-standing. Enclosed by timber fencing.

## 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.



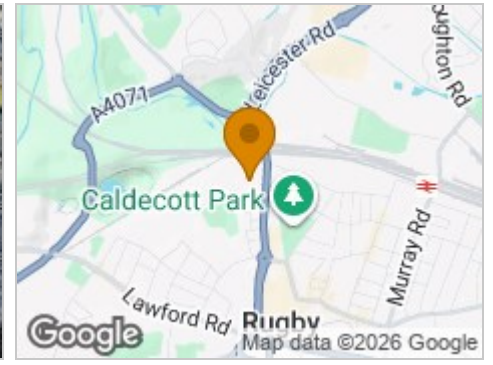
## Road Map



## Hybrid Map



## Terrain Map



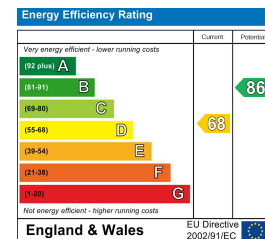
## Floor Plan



## 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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