



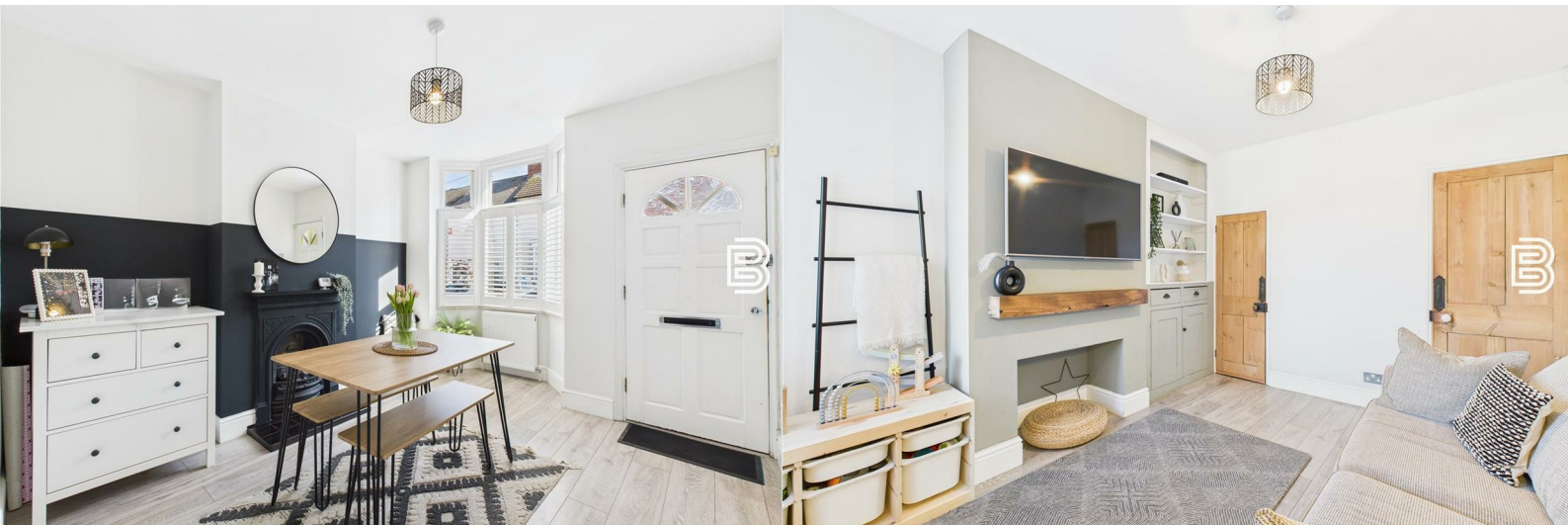
Ellis Brooke



99 Oxford Street

, Rugby, CV21 3NE

Offers in excess of £200,000



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Dining Room

Wooden front door. Bay window to the front aspect with fitted shutters. LVT flooring. Door to inner lobby/stairwell. Radiator. Cast iron decorative fireplace.

Inner Lobby/Stairwell

Stairs to first floor. Door into Living Room. LVT flooring.

Living Room

Door into Kitchen. Sash window with secondary glazing to the rear aspect. Door to Cellar. LVT flooring. Recess chimney breast feature area. Alcove shelving and storage. Radiator.

Kitchen

Single glazed door to the garden and side return. Door into Bathroom. Porcelain tiled floor. Double glazed window. Full range of base and eye level units with wooden work surface over & tiling to splashbacks. Under cabinet lighting. Integrated double oven with gas hob and extractor. Integrated fridge. Sink with mixer tap.

Bathroom

Double glazed window. Porcelain tiled flooring. Low flush WC. Pedestal wash hand basin. 'P Shaped' bath with shower over. Tiling to splashbacks. Radiator.

Cellar

Space and plumbing for washing machine and dryer with work surface over. Low level full opening window.

Landing

Doors off to both bedrooms.

Bedroom One

Sash window with secondary glazing to the rear aspect. Two over-stairs storage cupboards (one being high level). Door to Dressing Room. Radiator. Feature wood panelling.

Dressing Room

Door to En-Suite. Hanging space and make up table area. Radiator.

En-Suite

Sash window to the rear aspect. Fully tiled shower cubicle. Low flush WC. Pedestal wash hand basin. Extractor. Radiator. Tiling to splashbacks.

Bedroom Two

Sash window with secondary glazing to the front aspect. Radiator. Loft access hatch. Decorative cast iron fireplace. Over-stairs storage. Wood panelling.

Frontage

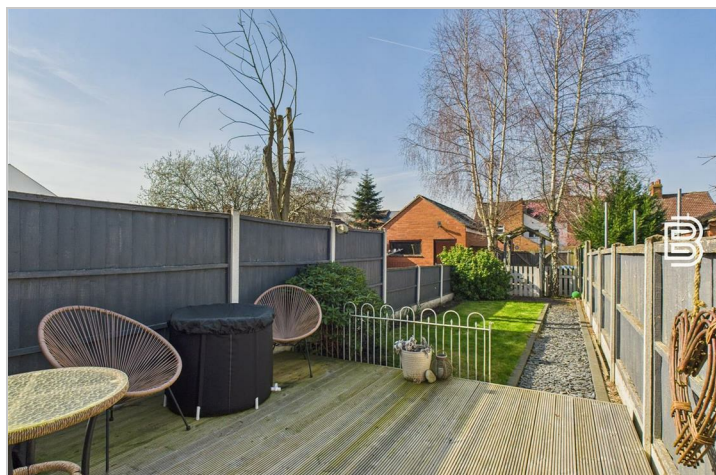
Enclosed by low level brick wall with metal rails and metal gate. Laid to slate chippings with block paved pathway leading to front door.

Rear Garden

Initial concrete side return lead onto decking. Garden is enclosed by timber fencing to both sides. Slate chipping pathway alongside lawned area. Small fence and gate leads onto rear

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hardstanding which has double gates onto rear lane suitable for parking a car.



Road Map



Hybrid Map



Terrain Map



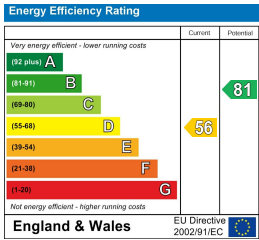
Floor Plan



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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10 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk