



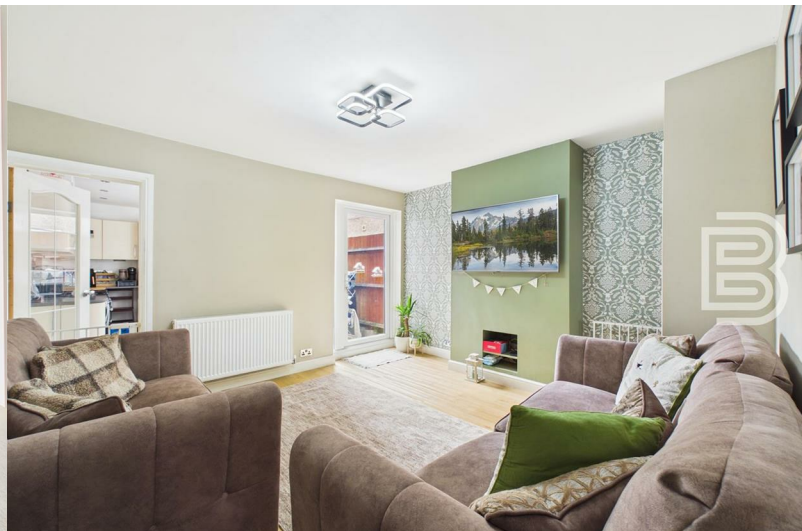
Ellis Brooke



56 Jubilee Street

, Rugby, CV21 2JJ

Guide price £220,000



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## Living Room

Enter via uPVC door with feature stain glazed window. uPVC window to the front elevation. Radiator. Laminate flooring. Door leading to lobby area for the stairs to first floor. Opening into:

## Lobby Area

Door to understairs cupboard. Door into:

## Dining Room

uPVC door to rear garden. Radiator. Door to lobby area with the stairs. Door into:

## Kitchen

With a range of base and eye level units and roll top worksurfaces. Built in sink with mixer tap. Space for range cooker and built in extractor hood. Built in dishwasher. Built in fridge/freezer. uPVC window to the side elevation. uPVC door to garden. Recessed spotlights. Tiled floor.

## Stairwell/Lobby

Stairs to first floor.

## Landing

Doors to further accommodation. Radiator.

## Bedroom One

Two uPVC windows to the front elevation. Radiator.

## Bedroom Two

uPVC window to the rear elevation. Radiator.

## Bathroom

Four piece bathroom including, Shower with rain effect shower head. Low flush WC. Bath with mixer tap. Tiled floor. uPVC window to the side and rear. Built in cupboard housing boiler and providing storage.

## Top Floor Landing

## Bedroom Three

Velux windows.

## Frontage

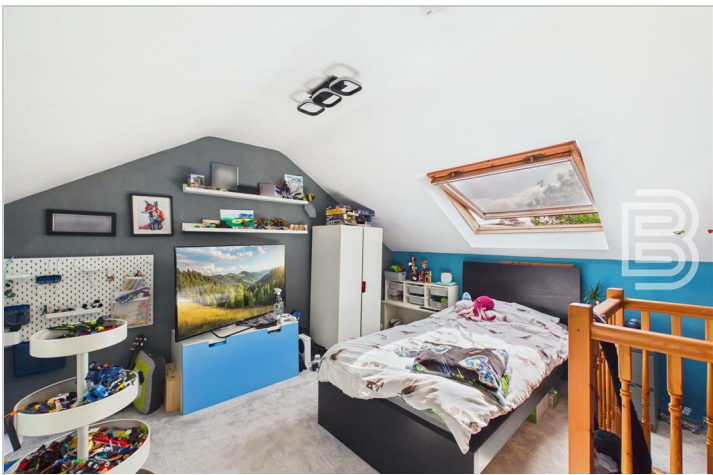
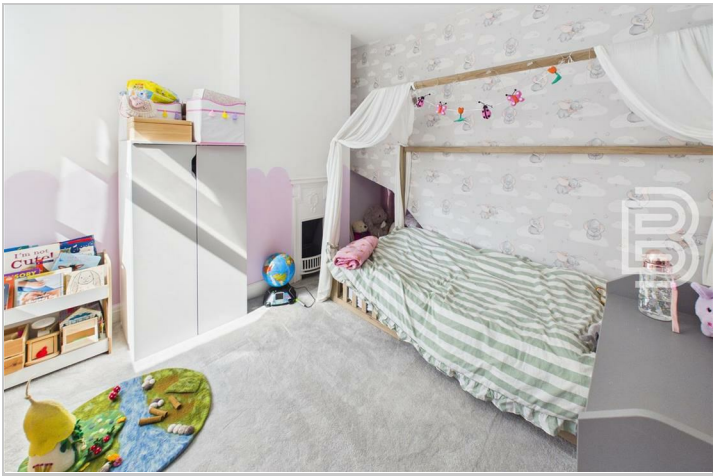
Dwarf wall to the side and picket fence to the front. Pathway leading to storm porch.

## Garden

Block paving, lawned area. Decking at the rear. Fencing to boundaries and gate to alleyway access for bins and bikes.

## 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.



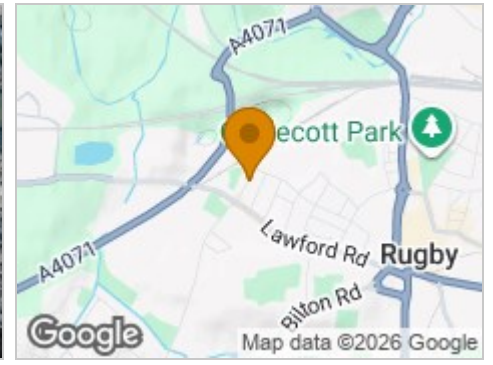
## Road Map



## Hybrid Map



## Terrain Map



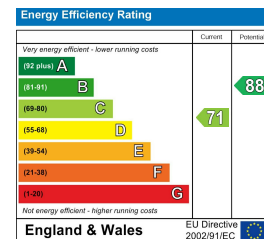
## Floor Plan



## 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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