



Ellis Brooke



18 Sandown Road

, Rugby, CV21 3LG

Guide price £169,950



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Location

The property is just a one minute walk to Rugby Railway Station with Euston only 50 minutes away. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities such as Birmingham, Coventry, Leamington Spa and Northampton.

Living Room

9'3 x 9'5 (2.82m x 2.87m)

Enter via uPC door. uPVC bay window to the front elevation. Radiator. Two archway alcoves with recessed spotlights. Door into:

Dining Room

10'11 x 11'3 (3.33m x 3.43m)

Understairs cupboard. Decorative fireplace. Stairs to first floor. Door into rear lobby. Radiator. Coving. Door into:

Kitchen

5'4 x 11'7 (1.63m x 3.53m)

With a range of base and eye level units and roll top work surfaces. Built in sink with drainage board and mixer tap. Two uPVC windows to the side elevation. Space and plumbing for washing machine, fridge and cooker. Tiled splashbacks. Extractor fan. Door into:

Bathroom

4'11 x 9'6 (1.50m x 2.90m)

Single panel bath with separate taps and electric shower over. Wash hand basin with pedestal

and separate taps. Low flush wc. Obscure uPVC window to side elevation. Extractor fan. Radiator.

Rear Lobby

Door off the dining room. Tiled floor and uPVC door to courtyard garden.

Landing

Doors to further accommodation.

Bedroom One

10'11 x 11'4 (3.33m x 3.45m)

uPVC window to rear elevation. Door to storage cupboard. Radiator.

Bedroom Two

10'10 x 10'9 (3.30m x 3.28m)

uPVC window to the front elevation. Radiator.

Office

5'4 x 7'10 (1.63m x 2.39m)

uPVC window to side elevation. Radiator. Door into:

WC

5'6 x 3'4 (1.68m x 1.02m)

Low flush wc. Wash hand basin with separate taps. Wall mounted Vaillant boiler.

Frontage

Low dwarf retaining wall and gate leading to front door.

Rear Yard

Fencing to all boundaries.

Money Laundering Regulations

Tel: 01788 221242

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



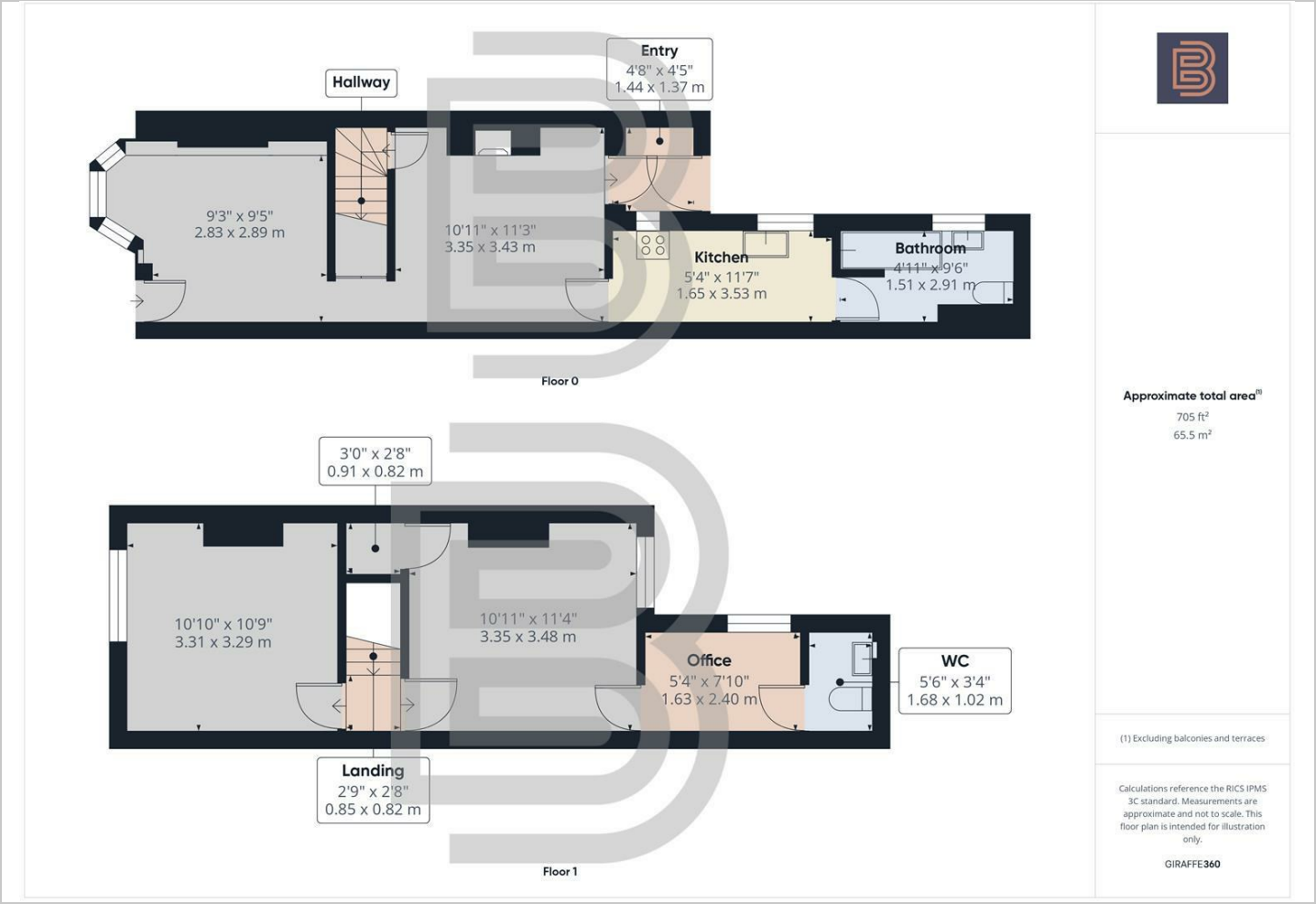
Hybrid Map



Terrain Map



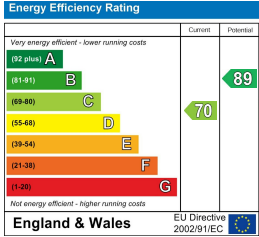
Floor Plan



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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