



Ellis Brooke



189 Abbey Street

Town Centre, Rugby, CV21 3LW

**Guide price £225,000**



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## Entrance Hall

The property is accessed through a composite front door where you arrive in the entrance hall. The entrance hall has stairs that rise to the first floor and doors which give access to all ground floor accommodation.

## Living Room

16'0" x 10'10" (4.9m x 3.32m)

A light and airy room owing to the dual aspect windows found to both the front and rear elevations of the room. There is a feature fireplace with wooden mantle and tiled hearth.

## Kitchen Dining Room

16'2" x 8'9" (4.94m x 2.69m)

The kitchen benefits from dual aspect windows to both the front and rear elevations, and in addition there is a door which gives access to the garden to the rear. The kitchen also provides access to a useful under stairs storage cupboard. The kitchen itself comprises of a range of base and eye level units with a wooden worktop over. Within the kitchen there is a fitted electric oven and five ring gas hob with extractor fan over. Further to this there is space and plumbing for a washing machine, tumble dryer and dishwasher.

## 1st Floor Landing

The first floor landing gives access to the loft via a loft hatch which has a fitted ladder, in addition there are doors which provide access through to all first floor accommodation.

## Bedroom 1

16'3" x 10'9" (4.97m x 3.3m)

A generously sized double bedroom which is flooded with natural light owing to the dual aspect windows found to both the front and rear elevations.

## Bedroom 2

9'11" x 8'10" (3.04m x 2.71m)

A double bedroom that benefits from a fitted storage cupboard and window to the front elevation.

## Bathroom

5'11" x 5'9" (1.82m x 1.76m)

With suite that comprises a low-level flush WC, wash hand basin and shower cubicle with electric shower. Within the bathroom the walls are fully tiled, there is a wall mounted heated towel rail and to the rear elevation a frosted window.

## Rear Garden

To the rear of the home there is a private and enclosed garden. Enclosed by fencing to all elevations. To the immediate rear of the property is a patio that provides ample space for outdoor seating and alfresco dining. The remainder of the garden has been laid to lawn with a useful summer house to the rear. The garden benefits from a mature tree. To the side there is gated access to the driveway.

## Front and Driveway

To the front of the home there is a blocked paved driveway which provides off-road parking for two vehicles. To the side of the home there is gated access to the rear garden. The front door is accessed from the driveway.

Further on street parking is available via the council's resident permit scheme.

## 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.



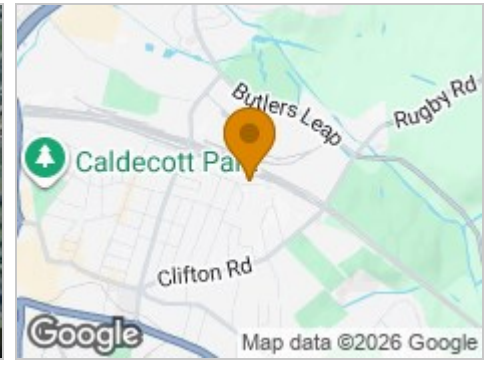
## Road Map



## Hybrid Map



## Terrain Map



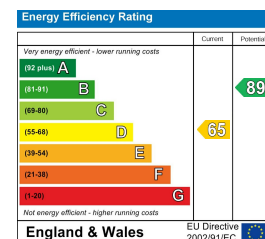
## Floor Plan



## 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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