



Ellis Brooke



67 Winfield Street

, Rugby, CV21 3SH

Guide price £270,000



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Porch

Double glazed composite front door with double glazed window into Lounge/Diner. Wood effect flooring. Further door into Lounge/Diner.

Lounge/Diner

Double glazed bay window to the front aspect and double glazed window to the rear aspect. Door to stairwell. Two feature chimney breast recess areas. Door into Kitchen. Wood effect flooring. Two modern vertical radiators. Coving.

Breakfast Kitchen

Double glazed window to the side aspect. Wooden part glazed door to the garden. Wood effect flooring. Door into Utility Room. Door to under-stairs cupboard. Full range of base and eye level units with work surface over. Stainless steel sink/drainers. Integrated dishwasher. Space for a range style cooker with extractor over. Radiator. Tiling to splashbacks.

Utility

Double glazed window to the rear aspect. Additional sink/drainers. Door to Guest WC. Wood effect flooring. Wall mounted Vaillant combination boiler. Further work surface. Space and plumbing for a washing machine and a dryer. Radiator.

Guest WC

Double glazed window to the side aspect. Wood effect flooring. Low flush WC. Half height tiling.

First Floor Landing

Doors off to three bedrooms plus a door giving access to the loft (4th) bedroom. Storage cupboard. Door to bathroom. Modern vertical radiator.

Bedroom One

Two double glazed windows to the front aspect. Radiator. Stripped wood flooring. Decorative cast iron fireplace.

Bedroom Two

Double glazed window to the rear aspect. Wood floor. Exposed brick feature wall. Radiator. Decorative cast iron fireplace. Small cupboard.

Bedroom Three

Double glazed window to the rear aspect. Radiator.

Bathroom

Double glazed window to the side aspect. Heated towel rail. Panelled bath with shower over. Wall mounted wash hand basin. Inset spotlights. Low flush WC. Inset spotlights. Extractor.

Bedroom Four (Loft Conversion)

Accessed via a door and stair case on the main landing. Three velux style windows. Door to En-Suite. Radiator. Inset spotlights. Eaves storage access.

En-Suite

Velux style window. Tiled floor. Enclosed shower

cubicle. Modern sleek wash hand basin with mixer tap. Low flush WC. Extractor. Small eaves storage area. Circular heated towel rail.

Frontage

Low maintenance walled frontage with slate chippings. Private accessway through to the rear garden (only used by this property)

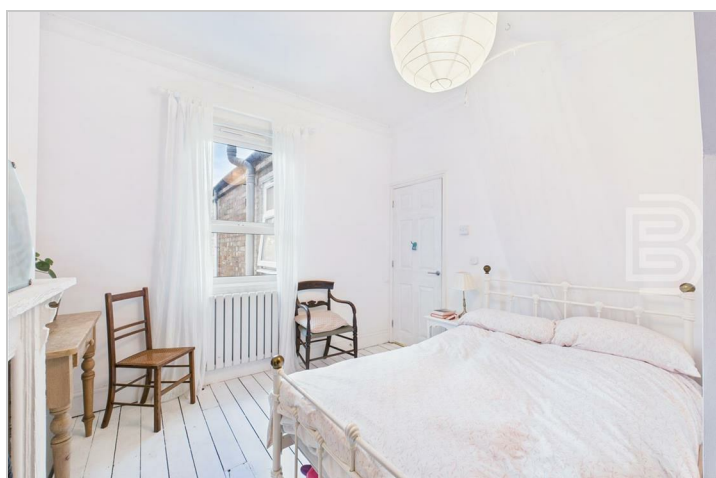
Rear Garden

Enclosed by a mixture of brick wall and timber fencing. Initial decked side return with seating area. Side access to the street. Lawned area with pathway and borders.

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.



Floor 0

Lounge / Diner
12'6" x 26'5"
3.81 x 8.05 m

Breakfast Kitchen
8'7" x 14'10"
2.64 x 4.52 m

Utility
8'5" x 7'7"
2.58 x 2.32 m

WC

Porch

Stairwell

Floor 1

Bedroom
15'10" x 11'5"
4.85 x 3.50 m

Bedroom
10'6" x 11'11"
3.20 x 3.64 m

Bathroom
5'8" x 5'10"
1.73 x 1.79 m

Bedroom
8'6" x 8'6"
2.60 x 2.59 m

Landing

Floor 2

Bedroom
15'9" x 15'10"
4.80 x 4.85 m

En-Suite
5'3" x 8'6"
1.60 x 2.60 m

Approximate total area^m

1182 ft²

109.8 m²

Reduced headroom

70 ft²

6.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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 Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		61	81
Not energy efficient - higher running costs			
England & Wales		EU Directive	



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