



Ellis Brooke



17 Newbold Road

, Rugby, CV21 2LX

Guide price £185,000



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Hallway

Solid wood front door. Radiator. Stairs to first floor. Door to Lounge/Diner. Coving. Inset spotlights.

Lounge Diner

Double glazed windows to the front and rear aspects. Two radiator. Gas fireplace area. Door to Cellar and door to Kitchen. Coving.

Kitchen

Double glazed window and door to the yard. Full range of base and eye level units with work surface over and tiling to splashbacks. Integrated oven with gas hob and extractor. Integrated fridge and freezer. Space and plumbing for a washing machine. Stainless steel sink/drain. Radiator. Inset spotlights.

Landing

Inset spotlights. Doors to both bedrooms and bathroom. Loft access hatch. Storage cupboard (housing hot water cylinder)

Bedroom One

Double glazed window to the front aspect. Radiator. Fitted wardrobes. Alcove shelving.

Bedroom Two

Double glazed window to the rear aspect. Decorative cast iron fireplace. Picture rail. Radiator.

Bathroom

Double glazed window. Radiator. Low flush WC.

Wash hand basin with vanity unit. Panelled bath with electric shower over. Extractor. Tiling to splashbacks.

Cellar

Single chamber. Accessed from the Dining area. Window to the front.

Frontage

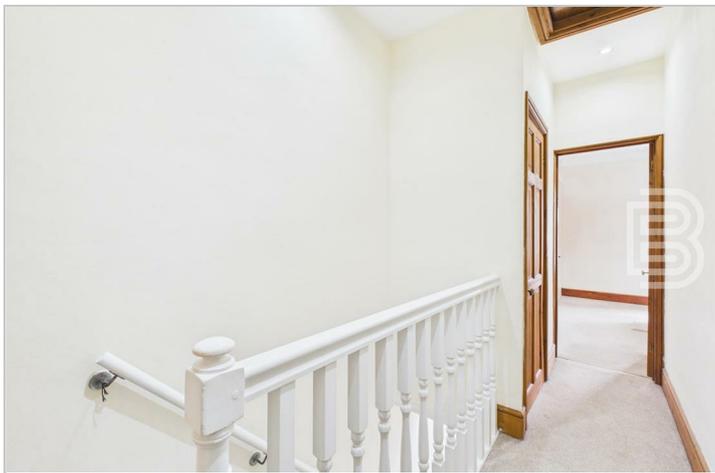
Enclosed by low level brick wall with metal gate. Plant and shrub border. Laid to stones.

Rear Yard

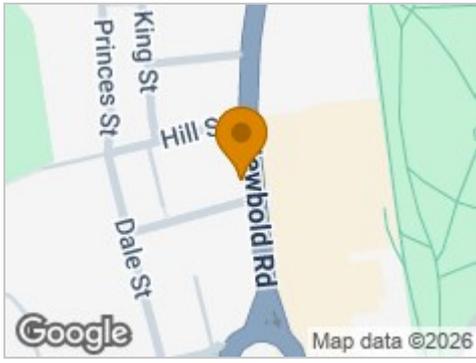
Walled yard with block paving. Set over two levels. Gate leading to St John's Street for access.

Money Laundering Regulations

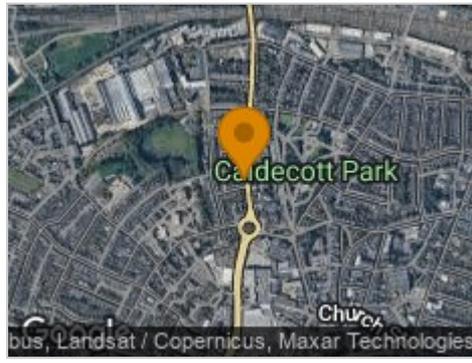
Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) 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



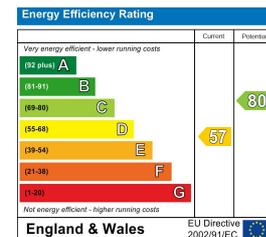
Floor Plan



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



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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