



# Ellis Brooke



## 1 George Street

, Rugby, CV21 2BJ

**Asking price £325,000**



# 1 George Street

, Rugby, CV21 2BJ

Asking price £325,000



## Summary

A spacious semi-detached home within walking distance of Rugby town centre and the railway station, offering a combination of space, practicality and convenience that is rarely found in such a central location.

The property features a generous open plan kitchen, dining and family room, creating an excellent space for both everyday living and entertaining. In addition, there are two separate reception rooms, three well-proportioned bedrooms and two bathrooms, making the property well suited to families or investors looking to create a HMO.

Outside, the property benefits from off road parking and a garage, both valuable features for a town centre home where parking is often limited. There is no onward chain and early viewing is advised to avoid disappointment.

## Location

George Street is conveniently positioned close to Rugby town centre, placing a wide range of everyday amenities within easy reach. Rugby railway station is also within walking distance, offering direct services to London Euston in under an hour and making the location particularly appealing to commuters.

The town centre provides an excellent selection of shops, supermarkets, cafés, restaurants and leisure facilities, while nearby Caldecott Park offers attractive green space and children's play area.

## Storm Porch

## Entrance Hall

Enter via uPVC door. Stairs to first floor. Doors to further accommodation. Understairs cupboard. Wooden flooring. Two radiators.

## Living Room

12'1 x 14'3 (3.68m x 4.34m)

uPVC bay window to the front elevation. Radiator. Feature fireplace surround, Decorative covings.

## Dining Room

11'10 x 11'2 (3.61m x 3.40m)

uPVC window. Radiator. Decorative Fireplace. Decorative covings.

## Kitchen/Diner

17'10 x 14'4 (5.44m x 4.37m)

With a range of base and eye level units and work surfaces above. Built in oven and gas hob. Built in sink and mixer tap. Space and plumbing for dishwasher. Space for fridge/freezer. Two radiators. uPVC window. Door into:

## Rear Lobby

uPVC door to garden. Door into:

## Ground Floor Shower Room

Single cubicle with mixer shower. Low flush wc. Wash hand basin with mixer taps. uPVC obscure window to the rear. Door into:

## Cupboard

Space for tumble dryer.

## Stairs and Landing

Radiator. Window. Doors to further accommodation.

### Bedroom One

12'2 x 14'3 (3.71m x 4.34m)

uPVC bay window. Radiator. Decorative fireplace.

### Bedroom Two

11'11 x 14'5 (3.63m x 4.39m)

Radiator. uPVC Two uPVC windows. Decorative fireplace.

### Bedroom Three

12'2 x 11'2 (3.71m x 3.40m)

uPVC bay window. Radiator. Decorative fireplace.

### Bathroom

5'4 x 11'2 (1.63m x 3.40m)

Single bath with separate taps and electric shower over. Wash hand basin with pedestal and separate taps. Low flush wc. Obscure uPVC window. Radiator.

### Rear Garden

Wrought iron gate with pathway to back door. Astro turf and raised area. Lower down there is a block paved area which can be used as a parking space as there is double wrought iron gates leading back onto George Street. Door into garage. Fencing to boundaries.

### Parking

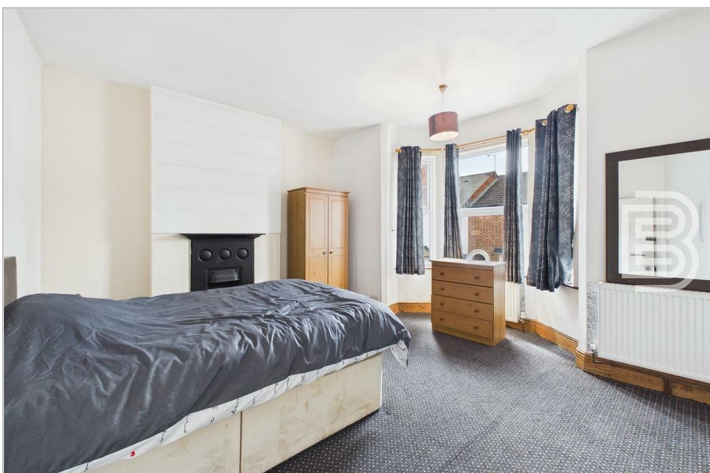
A space beyond the wrought iron gates.

### Single garage

Accessed off George street. Door to garden. Light and power.

### 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



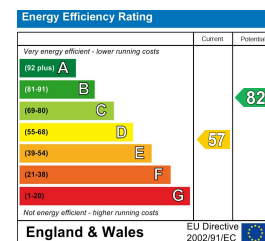
## Floor Plan



## 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.



36 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH  
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk