

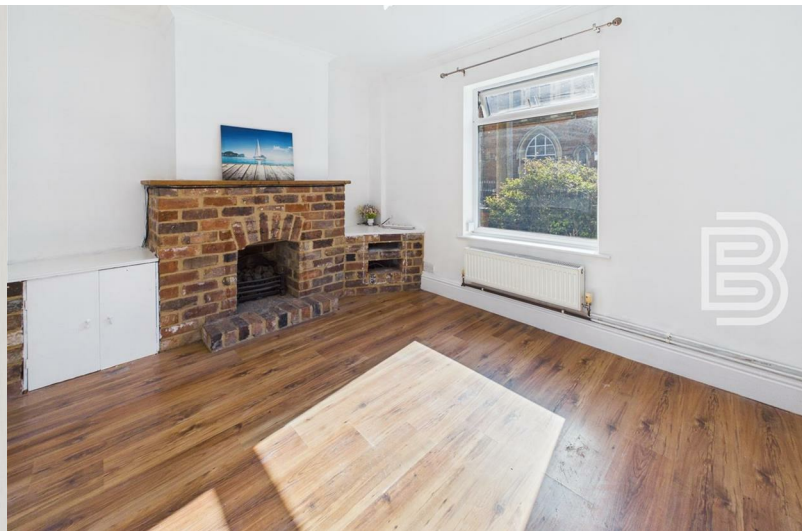


Ellis Brooke



53 Cambridge Street
, Rugby, CV21 3NQ

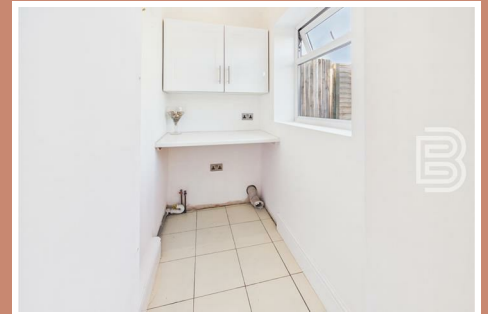
Asking price **£197,000**



53 Cambridge Street

, Rugby, CV21 3NQ

Asking price £197,000



Summary

A nicely presented two bedroom end terrace property located close to Rugby railway station and the town centre. The accommodation includes three reception rooms, kitchen, utility room, two double bedrooms and an upstairs bathroom. Outside is an enclosed rear garden and the property is offered with no onward chain.

A great option for a first time buyer or investor looking for a property in a well established and popular area.

Location

Cambridge Street enjoys a central Rugby location, just a short walk from the town centre, railway station and a wide range of shops, cafés and restaurants. The property is particularly well placed for commuters, with direct trains to London Euston in around 50 minutes and excellent access to the M1, M6 and M45. Well regarded schooling is also close by, including Lawrence Sheriff School, Rugby School and Rugby High School.

Entrance Hall

Enter via uPVC door. Radiator. Stairs to first floor. Doors to further accommodation

Living Room

11'11 x 9'10 (3.63m x 3.00m)

uPVC window to front elevation. Radiator.

Exposed brick fireplace with cupboard and shelving.

Lounge

10'10 x 9'11 (3.30m x 3.02m)

Laminate flooring. Radiator. Under stairs storage cupboard. Door into kitchen. Door into:

Dining Room

6'5 x 11'0 (1.96m x 3.35m)

Radiator. Tiled floor. French doors into garden. Door into utility room.

Kitchen

With a range of base and eye level units and roll top work surfaces. Built in 4 ring gas hob, oven and extractor hood. Space for fridge/freezer, space for dishwasher. uPVC window to the side elevation.

Utility Room

6'3 x 3'7 (1.91m x 1.09m)

Space and plumbing for washing machine and tumble dryer. uPVC window to rear elevation. Continuation of tiled flooring.

Stairs & Landing

Access to other bedrooms. Storage cupboard. Radiator.

Bedroom One

15'2 x 9'10 (4.62m x 3.00m)

uPVC window to the front elevation. Radiator.

Bedroom Two

9'3 x 9'9 (2.82m x 2.97m)

uPVC window to the rear elevation. Radiator.

Bathroom

6'7 x 7'10 (2.01m x 2.39m)

Single bath with mixer tap and shower attachment. Low flush wc. Wash hand basin with separate taps. uPVC obscure window to the rear elevation. Towel rail. Cupboard housing boiler.

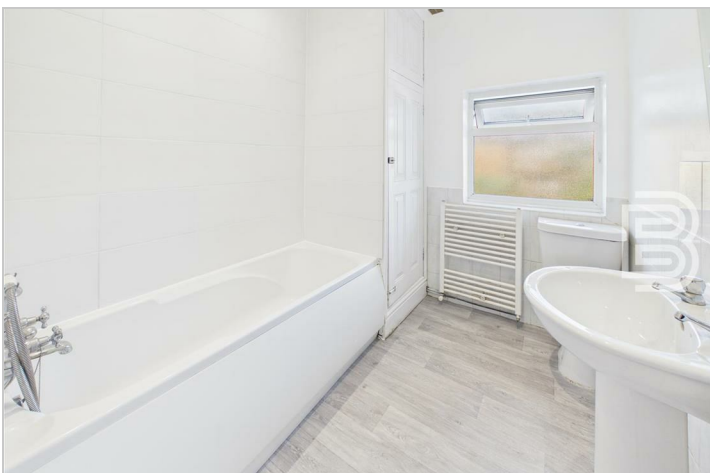
Rear Garden

Mainly laid to lawn with a patio area outside the french doors of the dining room. Fencing to boundaries and a gate leading to the front of the property.

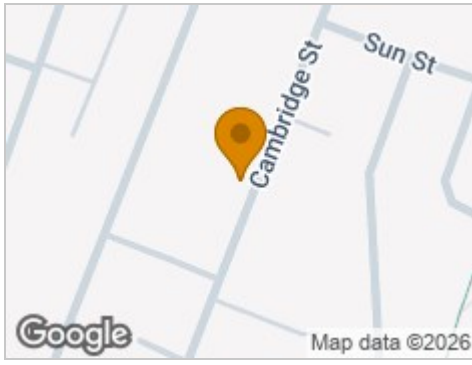
Money Laundering Regulations

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.



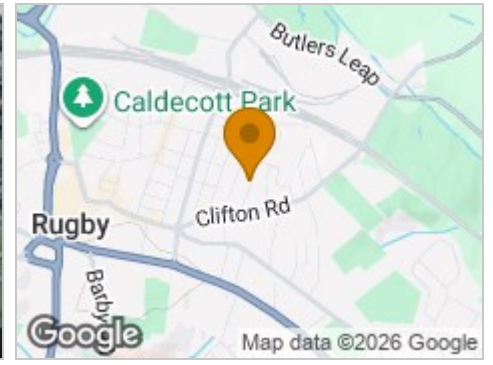
Road Map



Hybrid Map



Terrain Map



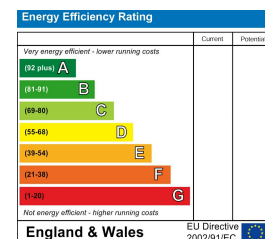
Floor Plan



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