



Ellis Brooke



62 Bennett Street

, Rugby, CV21 2ER

Asking price £220,000



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Summary

A nicely refurbished two bedroom semi detached property that has no onward chain. This property is conveniently situated on a quiet road and further benefits include: Karndean flooring, brand new kitchen and bathroom. Large lounge, two double bedrooms and parking for two vehicles.

Location

The property is perfectly located within walking distance of Rugby town centre which offers a range of High Street stores and independent retailers, as well as a wide selection of bars, restaurants, and leisure facilities. Rugby railway station is also within walking distance and offers a frequent service to London Euston which takes just under 50 minutes. The property is also ideally placed to access all major road networks including the M6, M1, A5 and A45. There is a choice of both junior and senior schooling nearby that include Lawrence Sheriff Secondary School being just a short walk away.

Entrance Hall

Enter via uPVC door. With a Herringbone LVT laid flooring. Cupboard housing boiler and uPVC window. Doors to further accommodation. Stairs to first floor.

Lounge

14'11 x 11'2 (4.55m x 3.40m)

With a continuation of the Herringbone LVT laid

floor. uPVC window to front elevation. Radiator. TV point,

Kitchen/Breakfast

11'5 x 13'4 (3.48m x 4.06m)

A continuation of the Herringbone LVT laid floor. Brand new kitchen with built in oven, hob and extractor fan. Built in sink with drainage board and mixer tap. Space and plumbing for washing machine. uPVC double glazed window to front elevation. uPVC door to rear. Under stairs cupboard.

Stairs & Landing

Loft access. Doors to further accommodation.

Bedroom One

14'11 x 11'3 (4.55m x 3.43m)

Double glazed window to front elevation. Radiator.

Bedroom Two

9'1 x 13'4 (2.77m x 4.06m)

uPVC double glazed window to the rear. Radiator. Cupboard.

Bathroom

5'6 x 7'8 (1.68m x 2.34m)

Refitted bathroom suite with single panel bath and mixer tap with mixer shower over. Wash hand basin with mixer tap. Low flush wc. uPVC window to rear elevation. Heated towel rail.

Front driveway

Parking for two vehicles and pathway to front door.

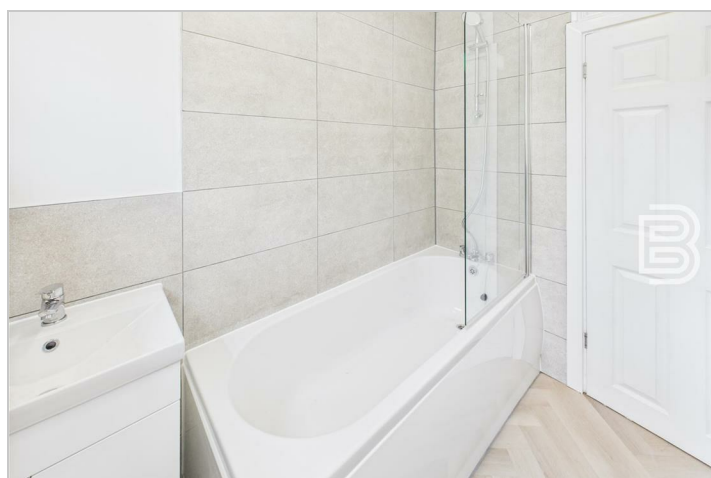
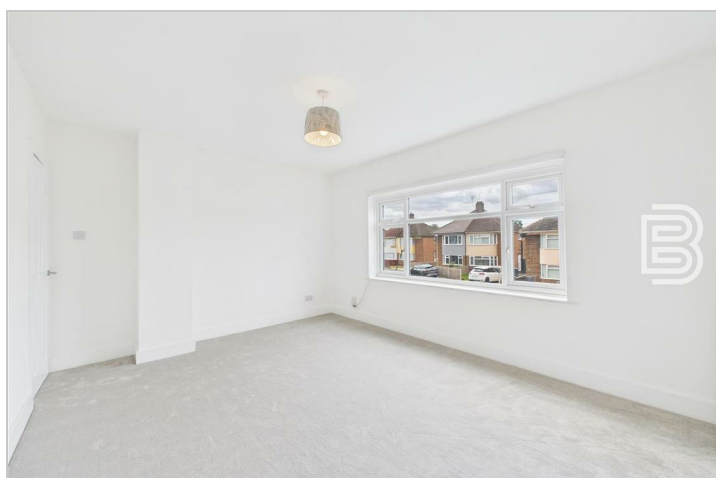
Tel: 01788 221242

Rear garden

Two outdoor storage rooms. Patio area and lawn.

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



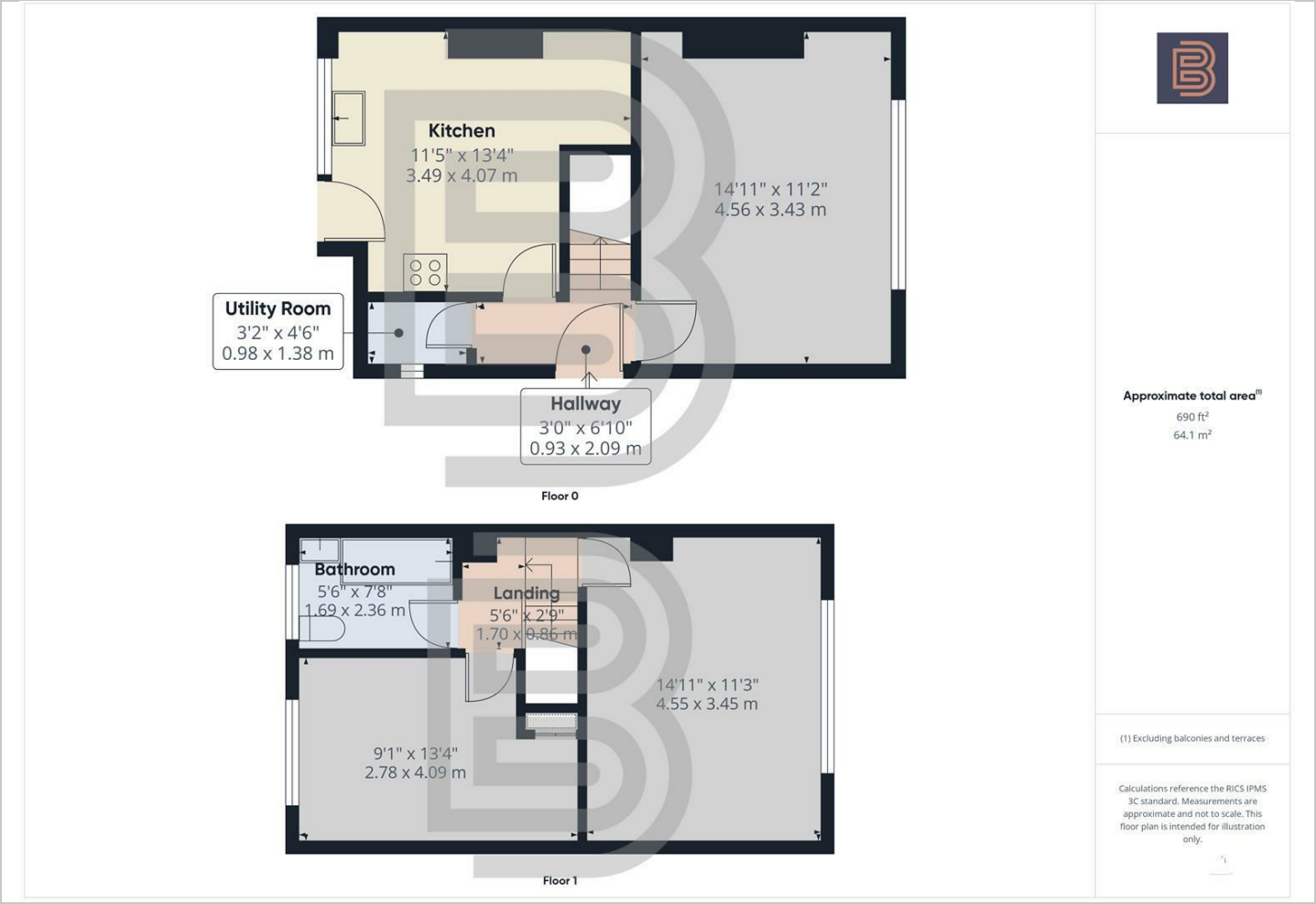
Hybrid Map



Terrain Map



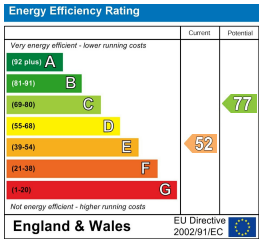
Floor Plan



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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