



# Ellis Brooke



## 10 Bath Street

, Rugby, CV21 3JF

**Offers in excess of £450,000**



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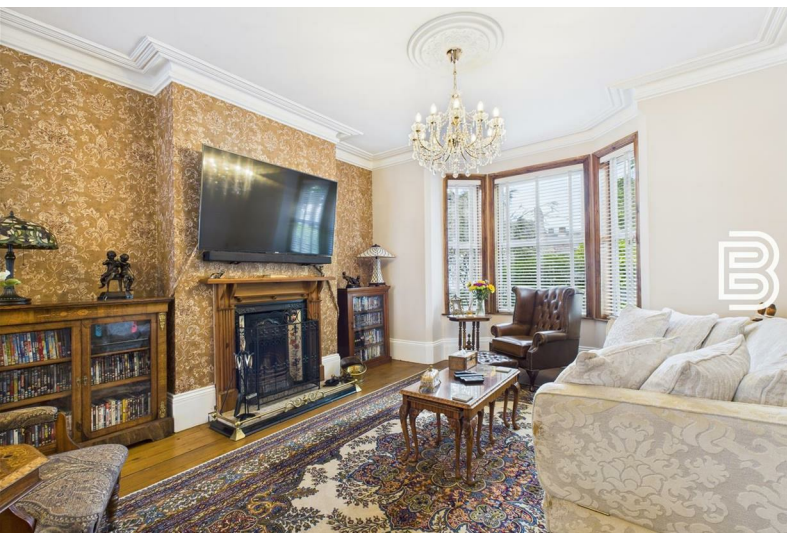
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, Rugby, CV21 3JF

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## Entrance Hallway

Solid wood front door with classic butlers doorbell. Glazed panel above with gold leaf house number insert. Hallway has pine flooring, original coving and cornicing. Stairs to first floor. Door to Lounge Dining Room, Door to Kitchen. Radiator.

## Lounge & Dining Room

Double glazed bay window to the front aspect. Wood floor. Two radiators. Original excellent condition cast iron open fire with tiled insets and wooden surround/mantel. Double glazed French Doors to the rear garden and side return. Original coving and skirting.

## Kitchen Dining Room

Two double glazed windows to the side aspect. Door into Rear Lobby. Karndean flooring to the kitchen area. Pine flooring to the dining area. Radiator. Half height Lincrusta wall coverings. Bespoke hand made base and eye level units. Inset oversize Belfast sink with extendable mixer tap. Oak worktops. Range cooker with extractor. Space for large fridge/freezer with units around. Pantry style cupboard housing new Worcester boiler (installed 2025). Integrated dishwasher.

## Rear Lobby

Double glazed door & window to the side. Karndean flooring. Radiator. Door into Utility and door into WC. Half height Lincrusta wall covering.

## WC

Pull flush low WC. Dado rail. Karndean flooring. Skylight.

## Utility Room

Double glazed window to the garden. Various eye level storage units. Space and plumbing for washing machine. Space for further appliances.

## First Floor Landing

Double glazed window to the side aspect. Stairs rising to top floor. Doors off to 4 bedrooms and main family bathroom. Wood floor. Landing storage cupboard.

## Bedroom One

Double glazed window to the front aspect. Radiator. Picture rail.

## Bedroom Two

Double glazed window to the rear aspect. Radiator. Pedestal wash hand basin.

## Bedroom Three

Double glazed window to the rear aspect. Storage cupboard. Radiator. Built in wardrobes.

## Bedroom Four

Double glazed window to the front aspect. Built in cupboard/wardrobe. Radiator. Wood floor.

## Bathroom

Double glazed window to the side aspect. Half height Lincrusta wall covering. Claw footed bath with detached mixer tap and telephone style

attachment. Enclosed shower cubicle. Airing cupboard. Ornate low flush WC. Ornate pedestal wash hand basin with decorative tiled splashback. Extractor. Wood floor. Ornate radiator.

#### Top Floor Landing

Velux window. Doors off to Bedroom 5 and additional bathroom.

#### Bedroom Five

Velux window. Radiator. Two doors to eaves storage areas (front and rear of building). Built in wardrobe/cupboard.

#### Bathroom

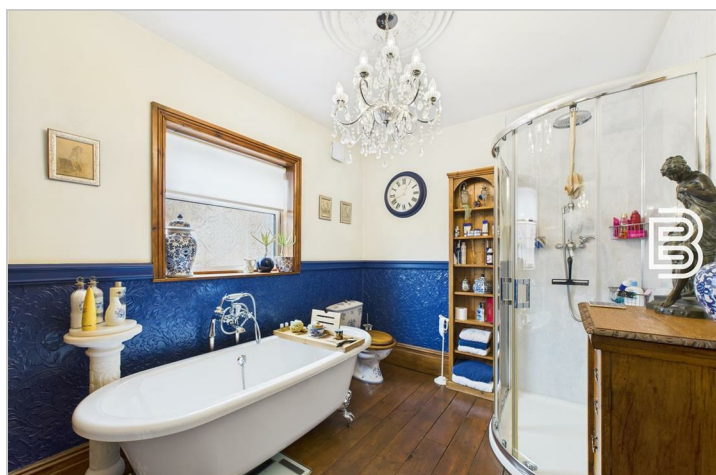
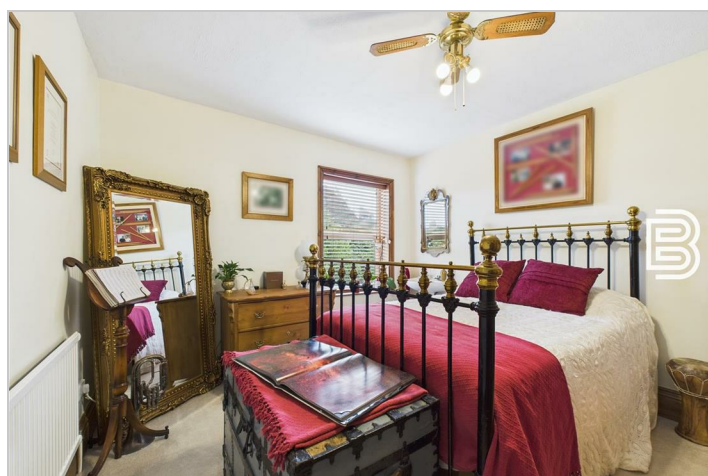
Velux window. Panelled bath. Enclosed shower cubicle. Pedestal wash hand basin. Low flush WC. Radiator. Extractor. Corner shelved storage area.

#### Enclosed Frontage

Enclosed by low level brick wall to 3 sides. Low maintenance stones. Several mature small trees and shrubs. Gated side access leading to rear garden. Two steps up to recess porch.

#### Rear Garden

Beautiful walled rear garden. Gated side access. Substantial patio with partially covered seating area. Outside power and lighting. Lawned area with mature trees and shrub borders plus shed. Covered side return with wooden bin store.





A map of Rugby, UK, showing the location of the Rugby School. The map includes Caldecott Park, Clifton Rd, and the Rugby School location marked with a red pin. The map is credited to Google and shows map data from 2025.

**Floor 0**

Entrance Hallway

Lounge Dining Room  
26'4" x 12'5"  
8.04 x 3.80 m

Kitchen Diner  
27'2" x 10'11"  
8.30 x 3.35 m

Utility  
7'3" x 6'1"  
2.23 x 1.86 m

WC  
2'11" x 2'8"  
0.90 x 0.82 m

Outside Lean-To

Floor 0

**Floor 1**

Bedroom  
9'1" x 7'3"  
2.79 x 2.22 m

Bedroom  
12'11" x 12'5"  
3.96 x 3.80 m

Bedroom  
13'1" x 9'1"  
3.99 x 2.77 m

Bedroom  
11'1" x 11'1"  
3.65 x 3.39 m

Bathroom  
11'6" x 7'11"  
3.52 x 2.43 m

Landing

Floor 1

**Floor 2**

Bedroom  
12'5" x 9'8"  
3.81 x 2.97 m

Bathroom  
12'1" x 6'0"  
3.69 x 1.83 m

Landing  
4'2" x 2'8"  
1.27 x 0.83 m

Floor 2

Approximate total area<sup>m</sup>

2065 ft<sup>2</sup>

191.6 m<sup>2</sup>

Reduced headroom

19 ft<sup>2</sup>

1.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>		44	71
Not energy efficient - higher running costs			

**England & Wales**

EU Directive 2002/91/EC



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